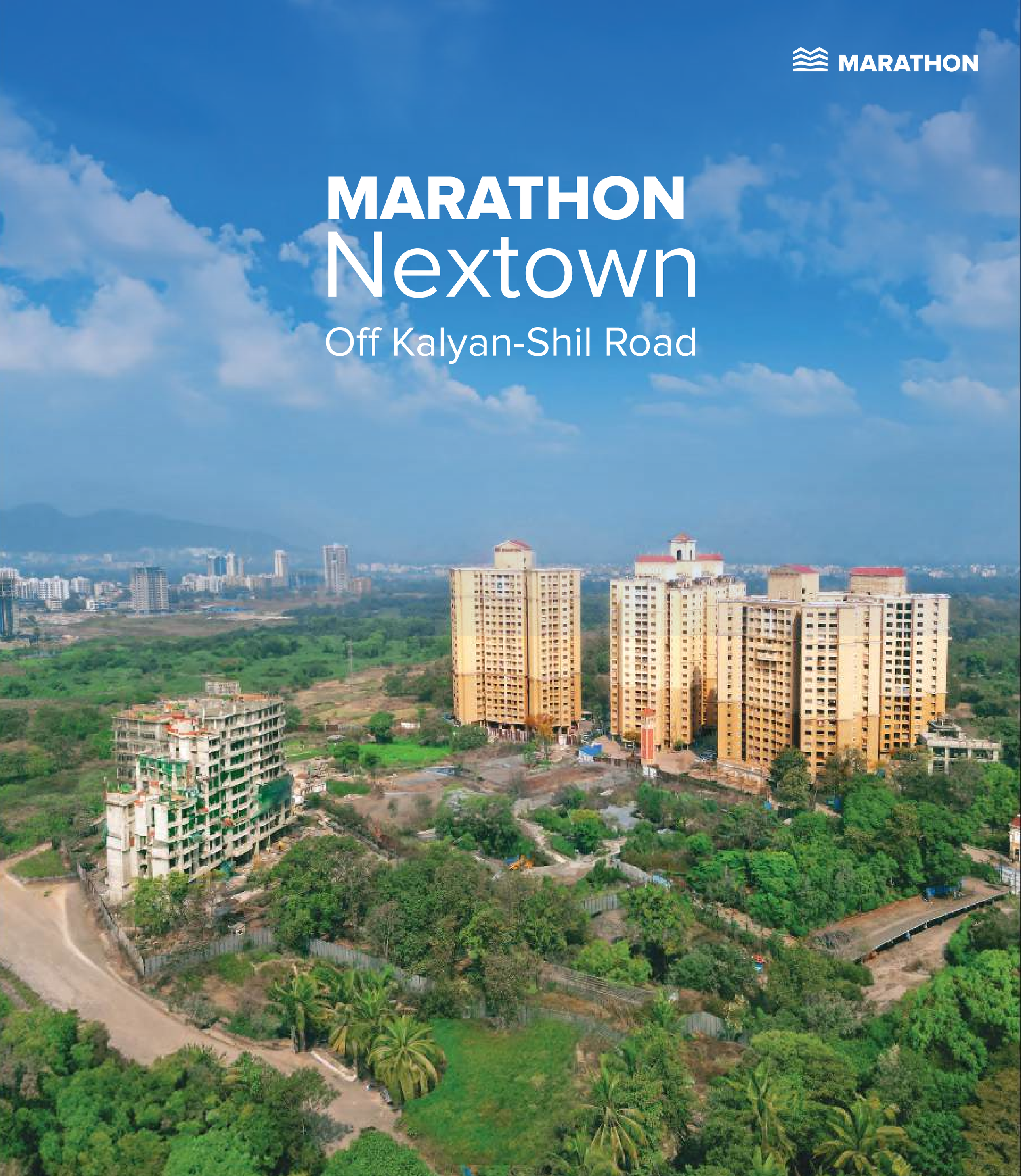
MARATHON

MARATHON Nextown

Off Kalyan-Shil Road



Elegant Homes

Step into Nextown and you'll feel like you've been transported to another world. Everything at Nextown - from its classical European architecture, smartly designed homes with breathtaking views, the clock-tower with its old world charm, and a whole host of great amenities - is designed to make you forget the daily din of the city and elevate your living experience to a whole new level.

1 & 2 BHK	14 acres
homes	of land

01 | Location

02 | The Project

03 | Apartments

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Kalyan-Shil
The epicentre of growth

Nextown is located off the arterial Kalyan–Shil road, with easy access to NH-3, NH-4 and Thane–Belapur road. It is bang in the middle of the fastest growing residential, industrial and commercial hubs in the country – Thane, Kalyan and Navi Mumbai.

Great road connectivity to **Mahape & Thane Belapur road via Diva-Shil road** - All major business hubs are just **20 mins away**

Very well connected to the rest of Mumbai via the central railways - **Diva station is just 4km away**

The area is serviced by all-major transport providers including **KDMT, NMMT, ST & TMT-Padle Gaon bus stop** on Kalyan-Shil road is just **10 mins away**

*Maps are for representational purposes only & are not according to scale.

The Township of today

Nextown is blessed with a great social infrastructure. It has plenty of schools, colleges, hospitals, shopping malls and restaurants nearby.

Kalyan-Shil Road
Kalyan Junction
Dombivli Station
Thakurli
Diva Junction
Diva
Kopar
Thane Belapur Road
Mumbai-Pune Expressway
Mumbai-Nashik Expressway
Kasara
Kalyan
Shil
Mumbai
Thane
Panvel
Karjat
Hospitals
Shri Ganesh Multi-specialty Hospital
Icon Hospital
Ayra Shivam
Neptune Superspeciality Hospital
Orion Multispecialty Hospital
St Xavier Convent School
Schools & Colleges
Brighton International School
Gurukul Bright School
Kalsekar Jr. College
Dattaguru Kindergarten
Govt Polytechnic College Thane
Lodha World School
Aarti School
Aarti Hospital
Bijankur Hospital
Kalsekar Hospital
Neptune Hospital
Dhanvantari Medical College & Hospital
Sri Sai Hospital
Dhanvantari Medical College & Hospital
Om Public School
Kalsekar Jr. College
Kalsekar Jr. College
Kalsekar Jr. College

A timeless classic

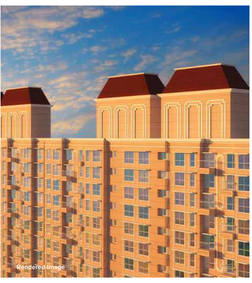
Nextown features classical European architecture that will transport you away to a different world and make you forget the hustle of the city. Set on a 14 acre plot surrounded by lush greenery, Nextown offers an incredible township experience.

Actual Image

Opal, Topaz and Amber

Rendered Image

View from the township entrance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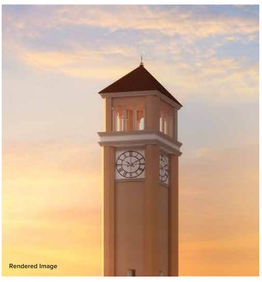
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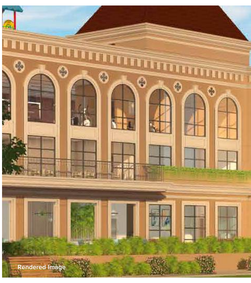
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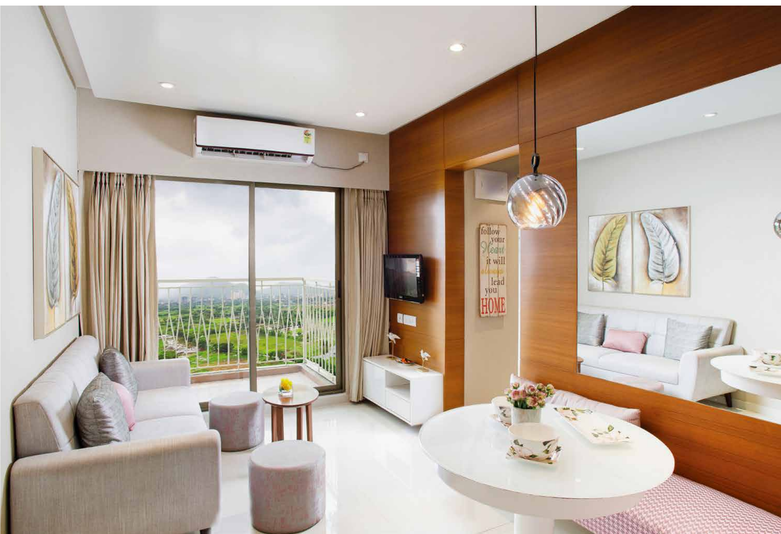
Homes that tick all the boxes

Nextown has both ready and under-construction apartments. Choose from a wide range of apartment types and sizes. With 1 BHK, 2 BHK & 2.5 BHK apartments on offer with a range of possession dates, you can find the dream home that best fits your budget and needs.



Find the Perfect Fit

We have put rigorous attention to every tiny little detail of our apartments. The result? Hyper–efficient floor plans that optimise space utilisation, plenty of sunlight and ventilation in every room, and great views of the surrounds.

Under-construction

1 BHK Smart
258 sqft

1 BHK
372 sqft

2 BHK
476 sqft - 500 sqft

Ready-to-move-in

1 BHK
400 sqft - 500 sqft

Apartment Amenities

- Vitrified tile flooring
- Acrylic based distemper paint for ceilings and walls
- Granite kitchen platform
- Kitchen stainless steel sink, satin finish
- Ceramic tiles on wall above kitchen platform upto 2'
- Concealed electrical wiring with copper wire and circuit breakers
- Intercom system
- Solid core flush doors with laminate finish
- Red Marandi wood door frames
- Windows with anodized coated aluminium
- Concealed plumbing with I.S.I quality sanitary fittings in toilets
- Ceramic tiles in the toilet till door frame height
- Anti-skid floorings in toilets
- Geyser upto 3 litre in master bedroom toilet

Society Amenities

- Shuttle service for residents
- Grand entrance lobby
- High speed Elevators
- 4 tier security - Gate, lobby, CCTV and intercom
- Power backup for common areas
- Rain water harvesting system
- Solar water heater system
- Fire fighting equipment as per norms

Nextown is in the midst of lush green surrounds that will make you forget the bustle of the city. Enjoy incredible views from your home everyday.

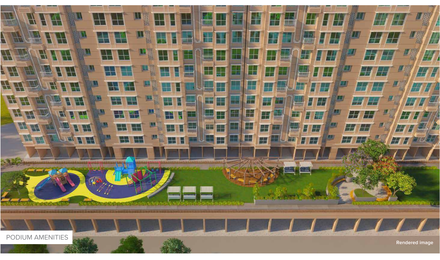
KIDS PLAY AREA
Rendered Image

Live it up at Nextown

Nextown has a wide range of amenities for you to keep up an active lifestyle

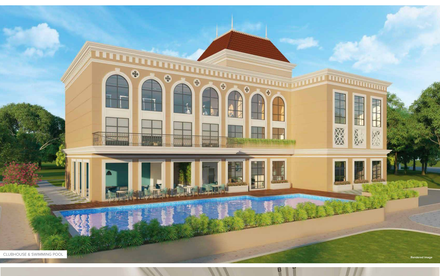
- Jogging Track
- Multiple Kids Play Areas
- Senior Citizen's Corner
- Reflexology Path
- Yoga Deck
- Pergolas
- Landscaped Meadow
- Proposed Temple
- Multi-Purpose Sports Court
- Basketball Zone
- Retail Spaces
- Rock Climbing Zone
- Landscaped Park

LANDSCAPED PARK
Rendered Image

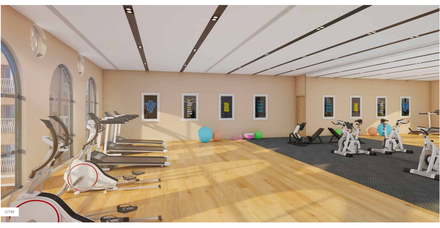

PODIUM AMENITIES
Rendered Image

Clubhouse Amenities

- Club House
- Wi-fi Lounge
- Fully Equipped Gym
- Swimming Pool With Deck
- Indoor Games Room
- Cafeteria (Provision)
- Badminton Court
- Rooftop Box Cricket Turf
- Banquet Hall


CLUBHOUSE & SWIMMING POOL
Rendered Image

BADMINTON COURT
Rendered Image


GYM

TV LOUNGE AND INDOOR GAMES
Rendered Image

Layout Plan

VIEW PHASE 1 PLANS

VIEW PHASE 2 PLANS

MARATHON

We are a Mumbai based real estate development company that has completed over 80 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)

OVER OVER
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

PLANNING OF OVER
100,000 HOMES
UNDERWAY

Superb construction

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

54 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 multi-pie 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.

Our story

Our Origins

1922
Our origins date back to 1922 when our patriarch played a key role in creating the masterplan for 550 acres of the suburb of Mulund - his role in the planning has resulted in Mulund being one of the best planned suburbs today.

1969
Marathon Group was formally established with our headquarters in Mulund.

70's-90's

We played a key role in shaping the Mulund skyline through the next

Poonam, built in 1972, was the first building with an elevator in Mulund.

Marathon Antarikh was the first high rise in Mulund.

KUNKDINI
1975

MAHAVIR DHAM
1977

RITA APARTMENTS
1979

SWAPNAT & BALA-II
1982

JUPITER VENUS
1985

90's-00's

We witnessed exponential growth starting from the 90's by venturing into new locations like Lower Parel and Panvel and new categories like townships and affordable housing.

We ventured into affordable housing with the award winning Marathon Nagari township at Badlapur

Our flagship commercial project, Marathon Futurex at Lower Parel opened in 2010. Futurex is a landmark in the city & houses some of the finest international & national brands.

We recognised the superb potential of Panvel and launched our first premium township project Marathon Nexzone. It was also the first project in Mumbai to offer e-registration of property.

MARATHON GALAXY
1996

MOUNT VIEW
1998

VIRAYATAN (DODULAS
1996

UDYOG KSHETRA
1997

MARATHON HERITAGE
1999

10's-Present

We launched two more large township projects at Dombivli - Nextown and Nexworld.

Launched Monte South at Byculla, a joint venture with Adani Realty - one of the most luxurious projects in South Mumbai.

We ventured into the education space with the revolutionary NEXT School at Mulund W. NEXT is India's 1st Big Picture Learning school.

We launched NeoHomes - a new generation of urban homes at Bhandup W. that offers the average Mumbaikar the chance to own a home in the city.

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

Nextown, Kalyan-Shil Bd

Nexworld, Dombivali (E)

NeoHomes, Bhandup (W)

Eminence, Mulund (W)

Zaver Arcade,Mulund (W)

Sunset Gardens, Mulund (W)

Futurex, Lower Parel

Millennium, Mulund (W)

Best MID Segment Project of the Year
Indian Plus Awards 2016
Zoom Media
Marathon Nexzone

Top Challenger
Construction World Award
2015
Marathon Group

Developer of the Year
Estate Real Estate Awards
Times Ascent Empowerment
Marathon Group

Iconic Premium Residential Project
Property Guru 2015
Marathon Nexzone

The project has been registered via MahaRERA registration number: RERA NO.: P51700000686/0952/1265/P51700049449/P51700021189
and is available on the website https://maharera.mahaonline.gov.in under registered projects.

Disclaimer: Marathon Nextown is developed by Marathon Energen-LLP (A part of Marathon Group Company). The Project Marathon Nextown 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 Nextown Sapphire 2 as disclosed on the MAHA RERA website.

Project funded by LIC Housing Finance Ltd

MARATHON