



**MARATHON**  
Icon  
Lower Parel



Actual Image  
Sample Reception Area



Actual Image  
Sample Manager's Cabin



Actual Image  
Sample Work Area

# PROJECT OVERVIEW

## SMART BUSINESS SPACES FOR SMART ENTREPRENEURS.

A flourishing business demands for an address where opportunities are in abundance. The urge is even stronger in case of SMEs, who desire for a business address that not only offers a corporate environment, but is also a part of the city's important business districts.

Keeping this at the core, we have created Marathon Icon. A state-of-the-art project that has been smartly crafted and elegantly designed offering Small Business Spaces.

Marathon Icon, a SBS tower offers futuristic business ambience and impressive environs within the beautiful NextGen Campus.

### Features:

- 2 Basement Level Car Parks Plus 1 Podium level Car Park
- Car Lift
- Double-height Entrance Lobby
- Approx. 14 ft. ceiling to ceiling height
- Optimum column-free design for more usable area
- 4 High Speed Elevators
- Glazed Facade
- Part of the Award-winning NextGen Campus
- Wide Internal Roads
- Landscaped Premises

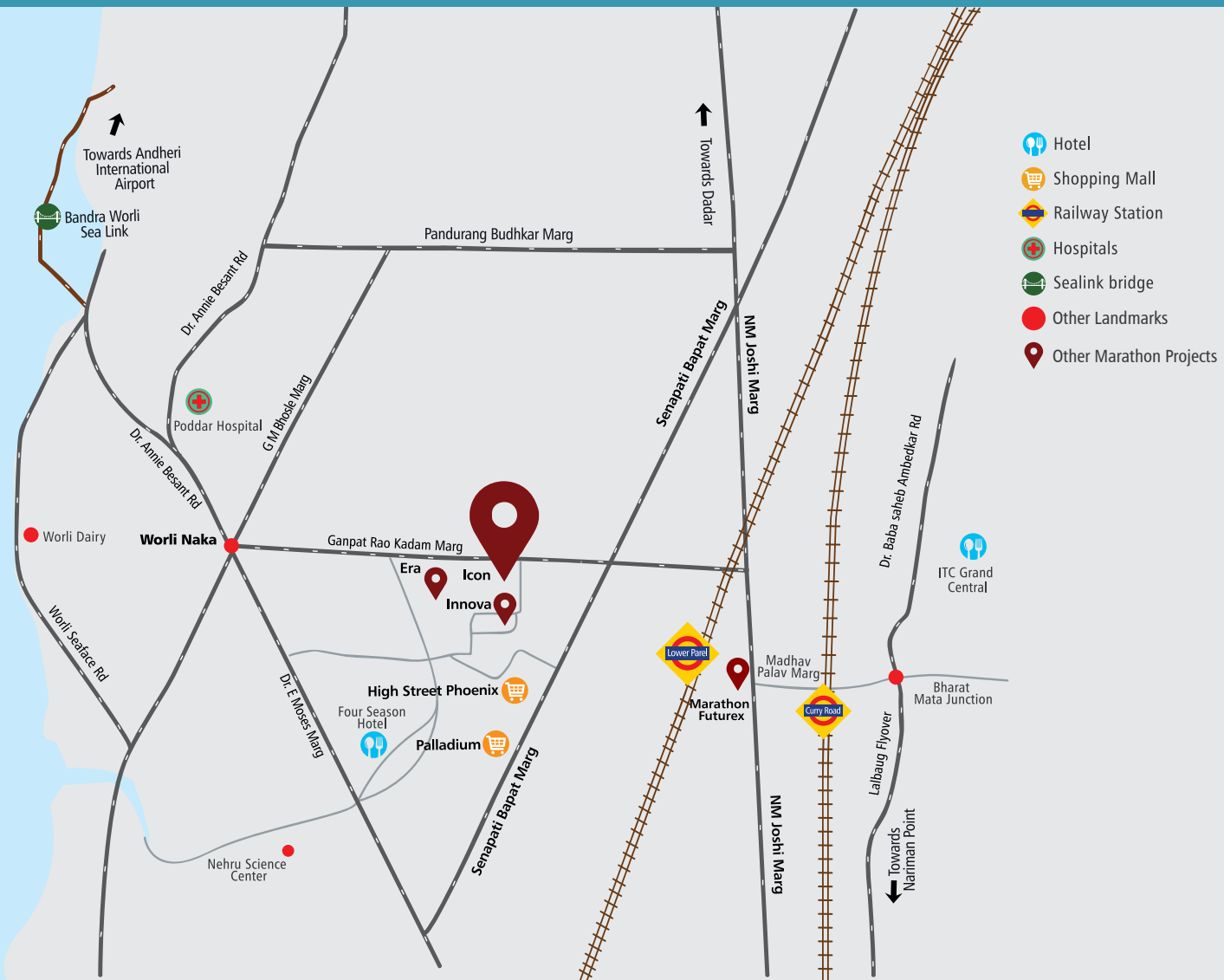


# SAMPLE SBS



- 1 Entry
- 2 Reception
- 3 Visitor's Cabin
- 4 Pantry
- 5 Restroom
- 6 Workstations
- 7 Conference Area
- 8 Manager's Cabin
- 9 Director's Cabin

# LOCATION MAP



All Marathon projects have always been seen as strategically located. The first aspect of choosing a location is to ensure that it is easy for everybody to commute conveniently and saves travel time. Marathon Icon is no exception. The project is at the center of travel convenience, business centers, with close proximity to entertainment avenues and the high-end destination in South Mumbai

## Perfect markers of a strategic location:

- Part of an emerging business destination of Mumbai - Lower Parel
- Just 2.5 kms from Bandra-Worli Sealink
- CST-Sion Junction-free Expressway for easy commute
- Excellent Connectivity to Nariman Point, BKC, Airports, Western and Central Railway Stations
- A Minute's walk from High Street Phoenix
- 5-Star Hotels like Palladium, ITC Grand Central and Four Seasons in vicinity

# MARATHON NEXGEN CAMPUS



## Campus Highlights

- 1 Wide Internal Roads
- 2 2-way Entry & Exit

# TYPICAL FLOOR PLAN



# AMENITIES



Actual Image - Visitor's Lobby

Marathon Icon is conceptualized keeping in mind, the present as well as future requirements of upcoming businesses.

- Highly Reflective Glass
- 4 High-speed Passenger Elevators
- Double Height Entrance Lobby
- Car Lift



# FACILITIES



Actual Image - Grand Entrance

A well-designed Corporate project should exhibit all the grandeur of a perfect corporate destination. Marathon Icon assures that all the facilities provided are top of the line and born out of superior construction and planning.

- Separate Entry and Exit
- Fire-fighting System
- Wide Internal Roads
- CCTV Cameras in Common Areas
- Provision for VRF System
- Project approved by all Major Banks

# OTHER BUSINESS SPACES



Artist's Impression

## **MARATHON** Innova

Lower Parel

**READY POSSESSION**

The Generation Next Corporate Centre  
Grand Entrance Lobby

A part of Marathon NextGen Campus

Marathon Innova, NextGen Campus, Opp. Peninsula Corporate Park, Off Ganpatrao Kadam Marg, Lower Parel - West, Mumbai - 400 013.



Actual Image

## **MARATHON** Chambers

Lower Parel

**READY POSSESSION**

Price on Request

Independent Business House

Two Separate Entrances

Marathon Chambers, Mafatlal Mills Compound,  
N. M. Joshi Marg, Lower Parel, Mumbai - 400 013.

# OTHER BUSINESS SPACES

## **MARATHON** Futurex

Lower Parel

PHASE - I READY FOR FIT-OUT WITH OC

PHASE - II READY FOR FIT-OUT

Price on Request

Floor Plate ranging from: 30,000 - 60,000 sq. ft.

Sample Business Space Ready

Marathon Futurex, Mafatlal Mills Compound,  
N. M. Joshi Marg, Lower Parel, Mumbai - 400 013.



Actual Image

# ABOUT GROUP

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).

MORE THAN

**50 YEARS**

OF REAL ESTATE EXPERIENCE

**2 MILLION SQ. FT.**

OF BUSINESS SPACES UNDER DEVELOPMENT

OVER

**15,000 HOMES**

TO BE DELIVERED IN NEXT 5 YEARS

MORE THAN

**80 PROJECTS**

COMPLETED

**18 MILLION SQ. FT.**


OF LAND UNDER DEVELOPMENT

PLANNING OF OVER

**100,000 HOMES**



UNDERWAY

# AWARDS





**D L Shah Quality Award 2018**

Quality Council of India  
Marathon Group





**The Extraordinaire-Brand  
(Real Estate Category) 2018-19**

Brand Vision by Nexbrands  
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





**Best Commercial High-Rise  
Development**

Asia-Pacific Property Awards 2017  
Marathon Futurex, lower Parel





**RBNQA 'Making Quality Happen'**

Awards 2017  
Marathon Group




**Best Upcoming Green Project  
of the Year - 2015**

Construction Times Builders Awards  
Marathon Futurex, Lower Parel





**2nd Most Trusted Developer  
in MMR**

NDTV Profit & Prop Equity  
Survey, 2014  
Marathon Group




**Best Residential Apartment:  
Low cost Metro - 2012**

by CREDAI  
Marathon Nagari, Badlapur



**Best Urban Design &  
Master Planning 2009**

Construction Source India  
Marathon Nextgen Campus  
Lower Parel



# 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)



**Emblem**, Mulund (W)



**Eminence**, Mulund (W)



**Nexzone**, Panvel



**Nextown**, Kalyan-Shil Road



**Nexworld**, Dombivli (E)



**NeoHomes**, Bhandup (W)



**Nagari-NX**, Badlapur (E)



**Futurex**, Lower Parel



**Monte Plaza**, Mulund (W)

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

# MARATHON Icon Lower Parel

#### **Site & Sales Office:**

Marathon Icon, Opp. Peninsula Corporate Park, Off Ganpatrao  
Kadam Marg, Lower Parel - West, Mumbai - 400 013

**Contact:** 76 71 900 900

**Website:** [www.marathon.in/icon](http://www.marathon.in/icon)

**Email:** [sales@marathonrealty.com](mailto:sales@marathonrealty.com)

A Project by

