

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.

starting 350 sq.ft.

Bang on LBS road, opposite upcoming metro station

Proposed 30 storeys

Small business spaces

commercial tower

Stunning glass facade

so spaces can be combined Large corporate offices

per floor

Modular design

10,000 sq.ft. with seating

for over 200 employees

up to 40000 sq.ft. available

Possession starting Dec 2023



of Mumbai via the Eastern Expressway and the Central Railway. THE NEXT POWALOR THANE?

thriving commercial destinations.

Over the last 2 decades, Powai and Thane have

transformed from premium residential locations into

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*.

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

*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.

Actual Photo THE ADDRESS OF

Marathon Millennium comes with a future proof

to metro offices ensure your commute is never as

greenery of Mulund, these factors make Millennium

tough as your workday. Coupled with the lush

location at LBS Marg in Mulund West. These adjacent

METRO Opp upcoming Sonapur Metro Station on Line 4

an address to vie for.

LBS Marg, Mulund (W)

LOCATION

SUCCESS



Marathon

St. Mary's

R Galleria

Convent

Jain Mandir

Towards Eastern Express

Fortis Hospital

Nahur

Marathon

Monte Vista

Sri Sri Ravi

Mulund

East

Upcoming Metro Line 4

Mulund Goregaon Link Road

Shankar

Vidya Mandir

ICICI Bank

Kotak Mahindra

D Mart

Sonapur Metro Station

Marathon Emblem

MARATHON Millennium

Nirmal

Axis Bank

Lifestyle

Bhandup

Mulund (W)

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.

16% over similar properties outside this zone. The Journal of Real Estate Finance and Economics

Commercial properties located within 500m

of a station command a premium of about



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

PRESENCE

A TOWERING

Rendered Image

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

Energy Efficient Windows: Low-e Double Glazed Glass Sewage Treatment Plant Centralised Building Management System Green Building

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

Multi-tier security

workspace.

Valet Parking Mechanical parking system

No ugly air-condition outdoor units

Coffee Shop

on the facade







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



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

All the spaces feature large windows that flood

the space with natural light. Our offices also have

slept better, exercised more and were more productive than those in windowless offices. Cheung & Zee, 2014

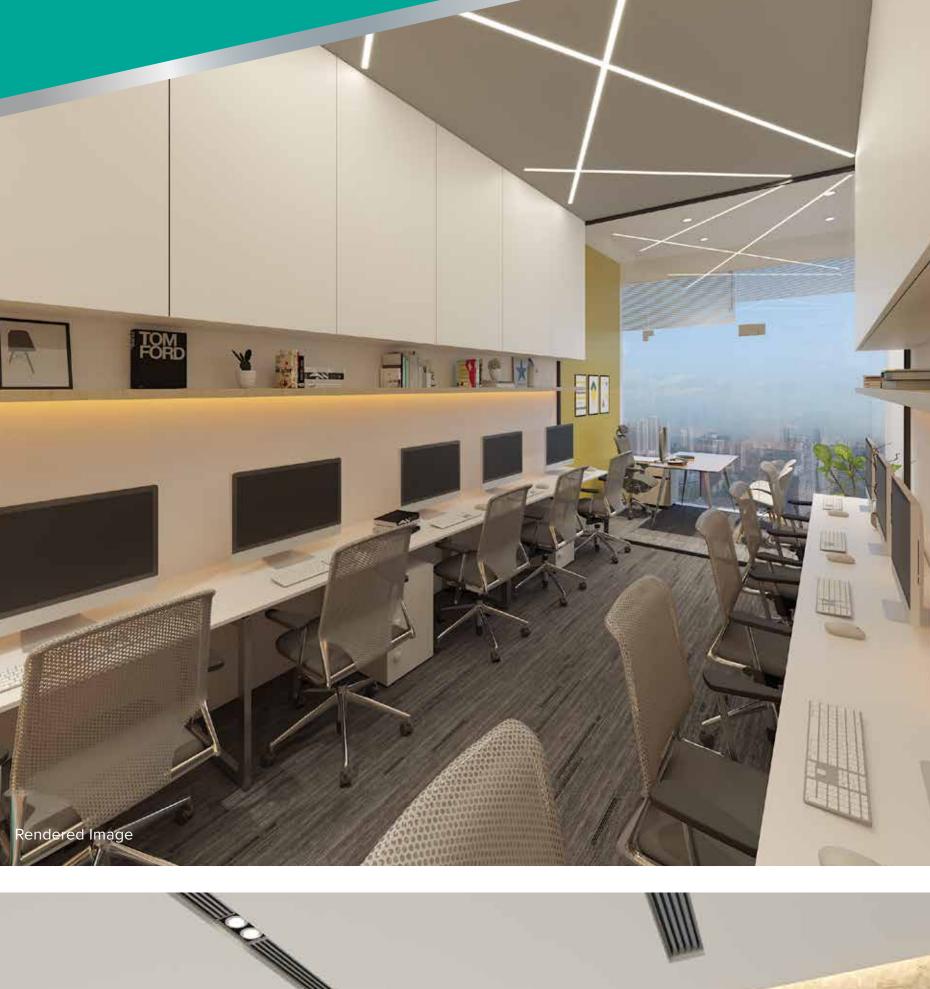
Exposure to daylight improves moods and

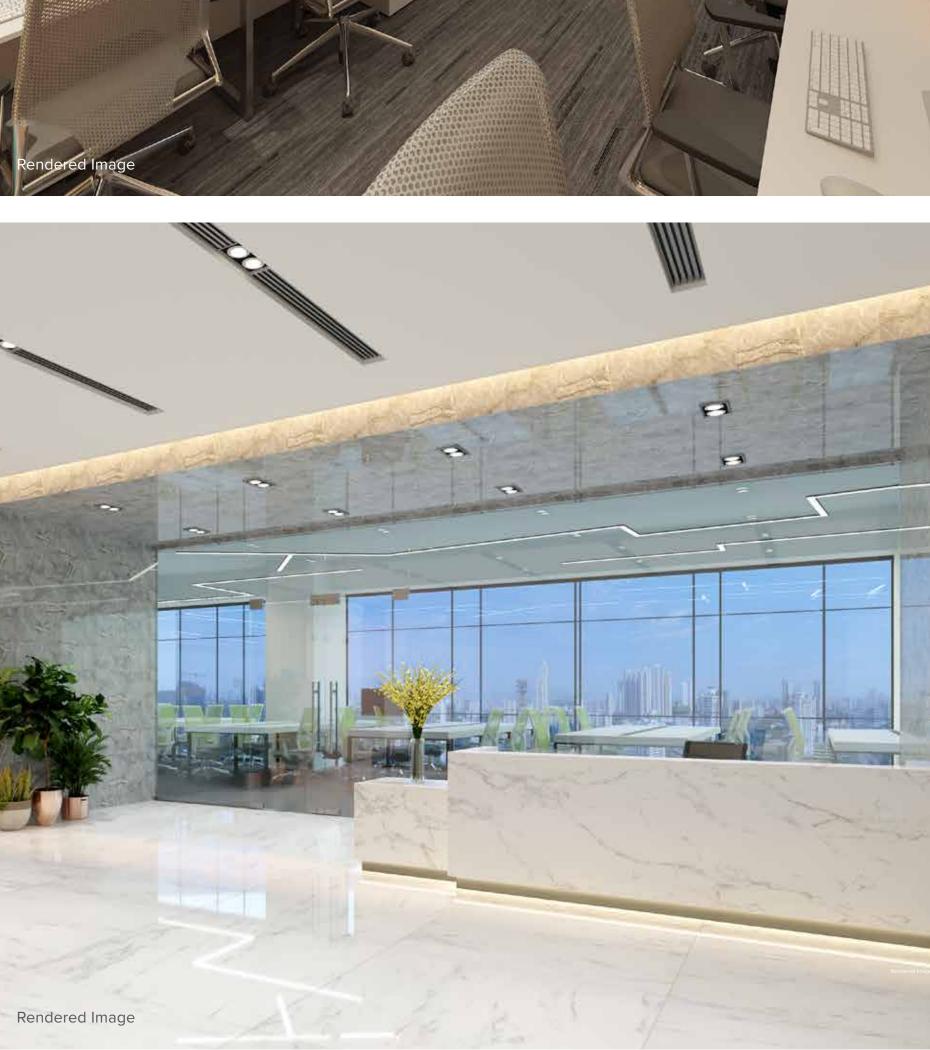
Office workers who worked near windows

Kent, 2009

cognitive performance.

great views.

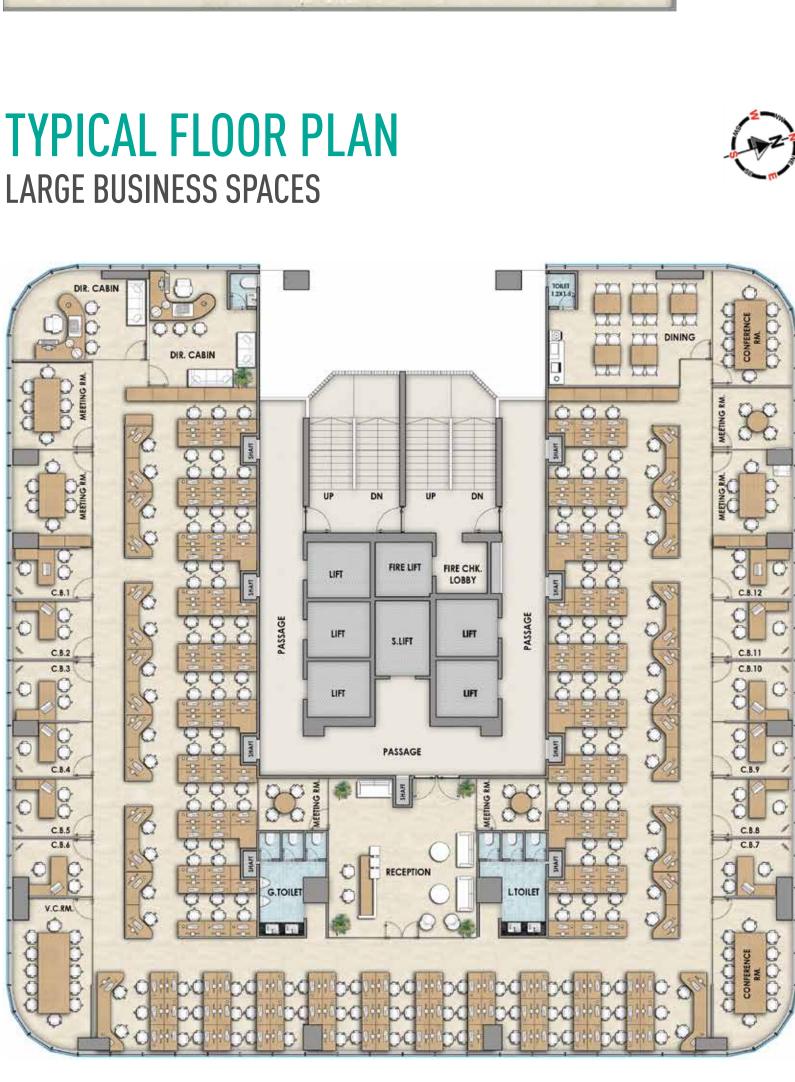








ENTRANCE LOBBY



FIRE LIFT

S.LIFT

LIFT

LIFT

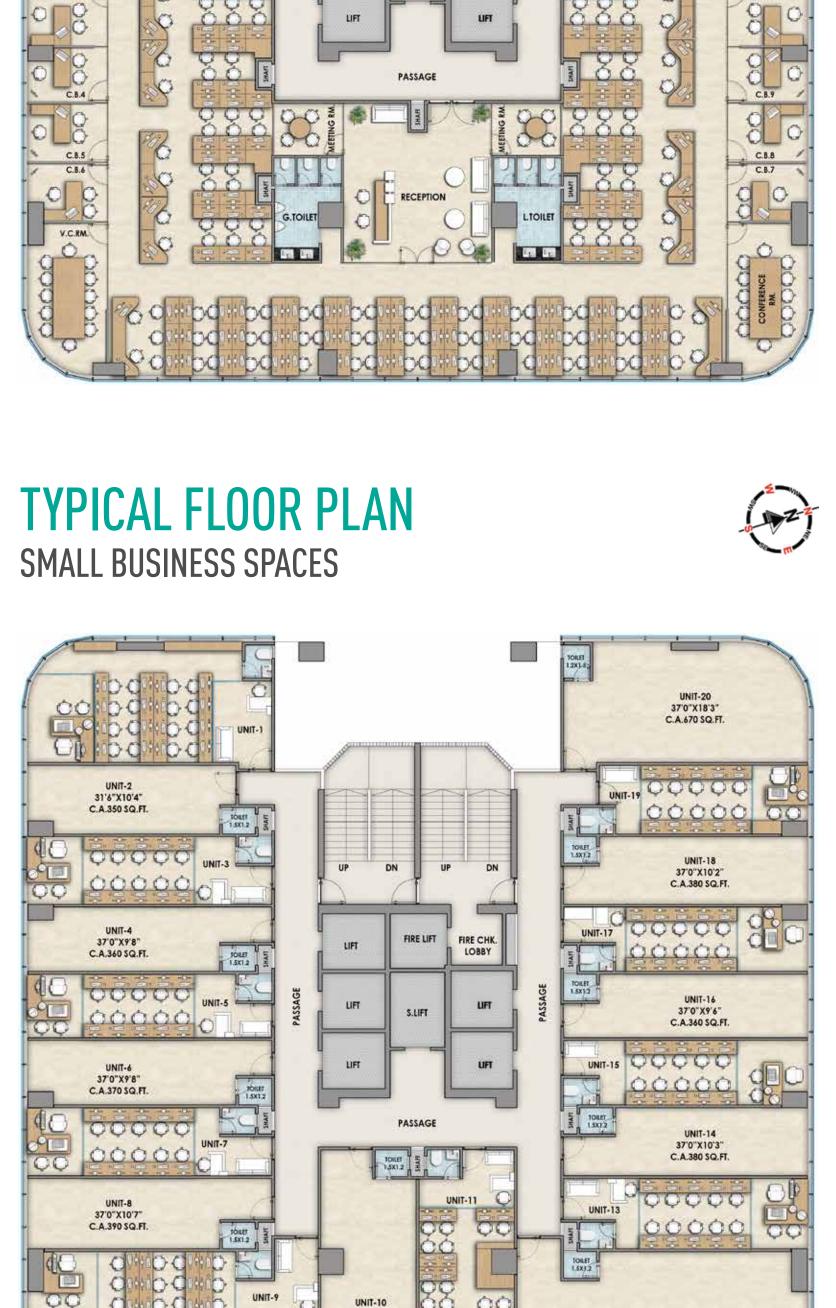
LIFT

FIRE CHK.

LOBBY

LIFT

LIFT



14'4"X41'2"

C.A.600 SQ.FT.

UNIT-12

44'0"X25'9" C.A.1150 SQ.FT.



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

MORE THAN 80 PROJECTS

2 MILLION SQ. FT.

COMPLETED

18 MILLION SQ. FT.

OF LAND UNDER DEVELOPMENT

OF BUSINESS SPACES UNDER DEVELOPMENT

OVER

15,000 HOMES

TO BE DELIVERED IN NEXT 5 YEARS

2019 (W)

Estate Awards

Affordable housing of the year

Developer of the year - 2019

Local Icons, Mid-day

D L Shah Quality Award 2018

Quality Council of India

Marathon Group



Futurex is an iconic, award-winning commercial

Cook and L'Oreal. Futurex features a host of

making it - THE address for your business.

Just a minute from Lower Parel, Curry Road,

high-rise in the heart of the business district of Lower

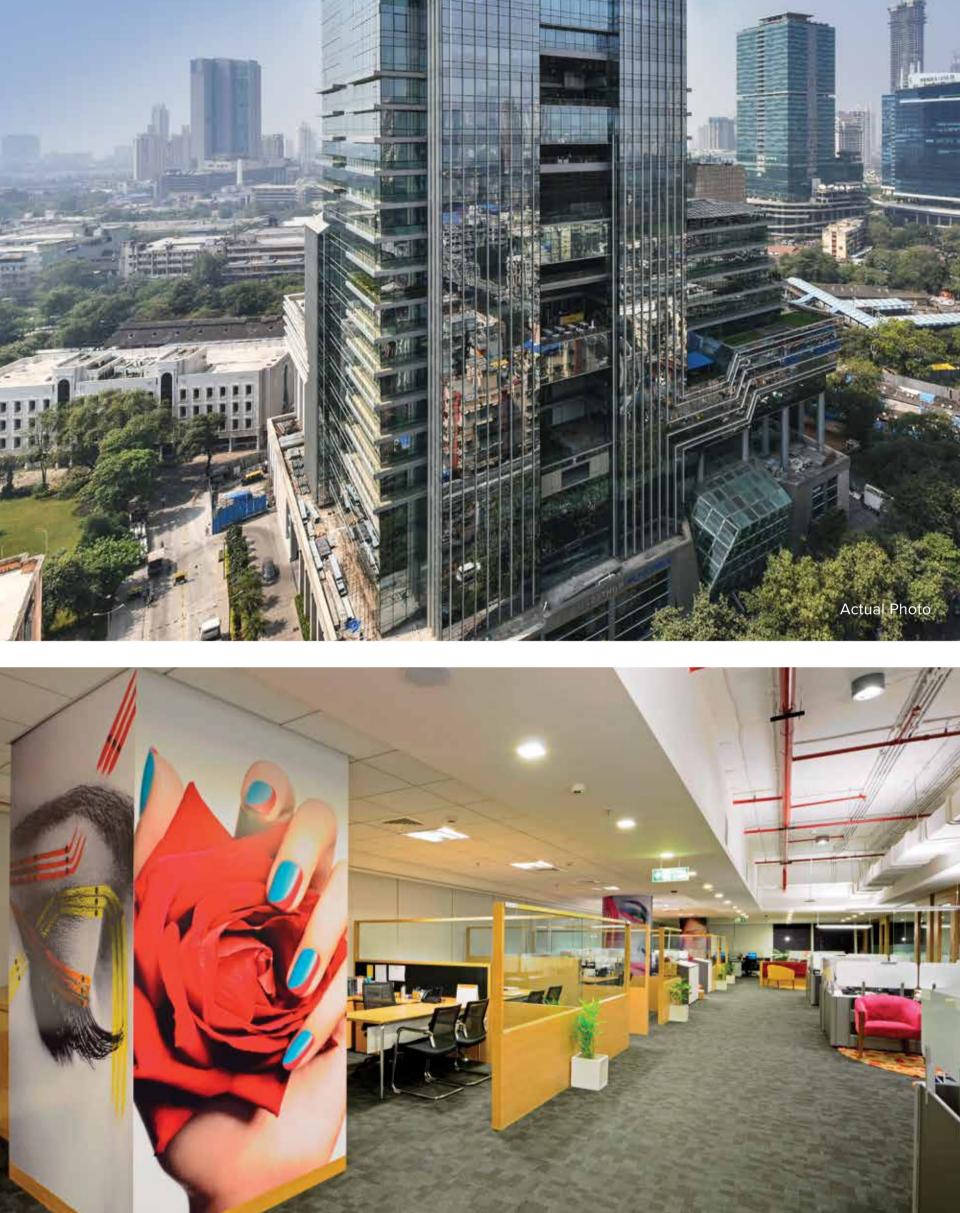
Parel. Futurex houses iconic brands like Zee, Thomas

amenities including a cafe, sky gardens and more, while offering great views of the Mumbai skyline

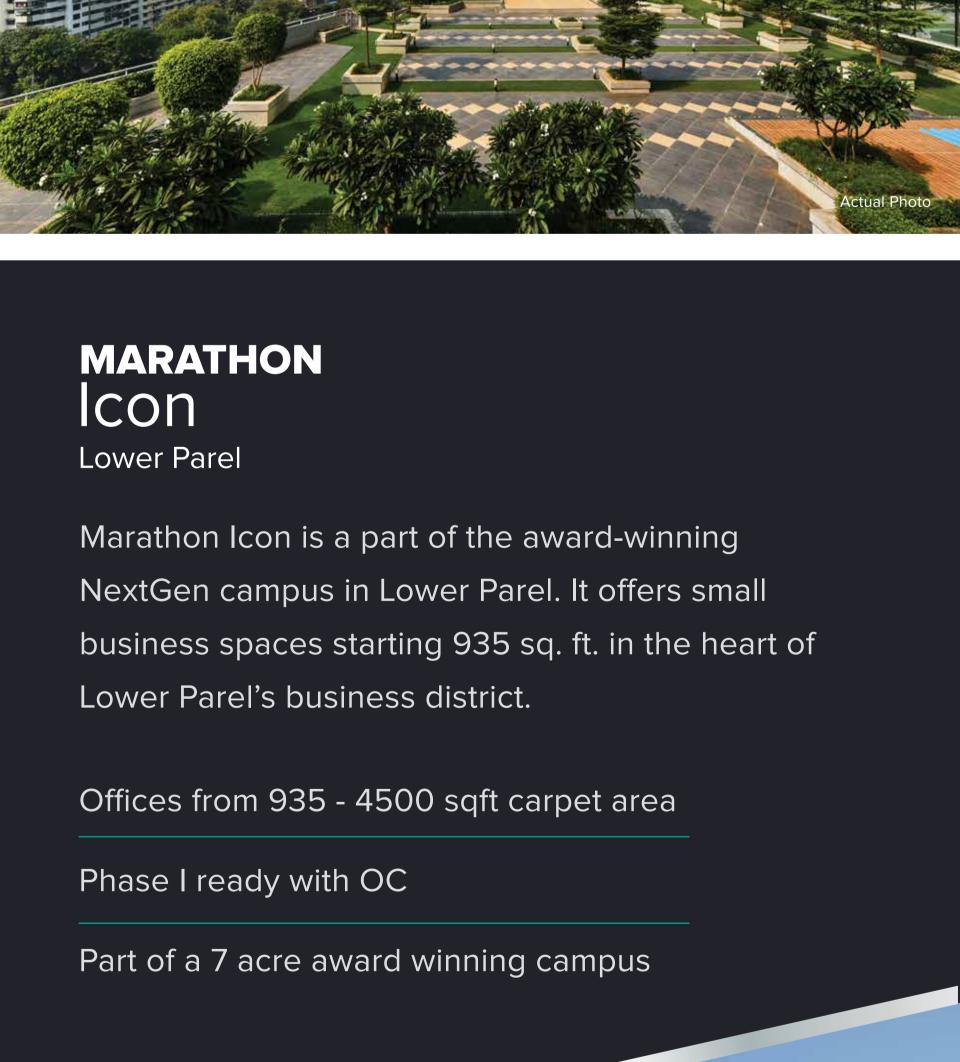
and monorail station

Upto 55,000 sq.ft. on a single floor 7000+ people work at Futurex

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



Actual Photo





Actual Photo

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.

~30,000 sq.ft. of commercial space

Starting 470 sq.ft. Combination units available



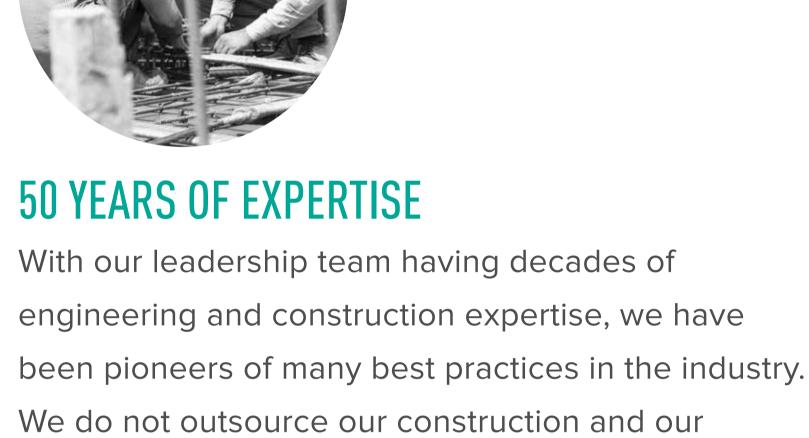




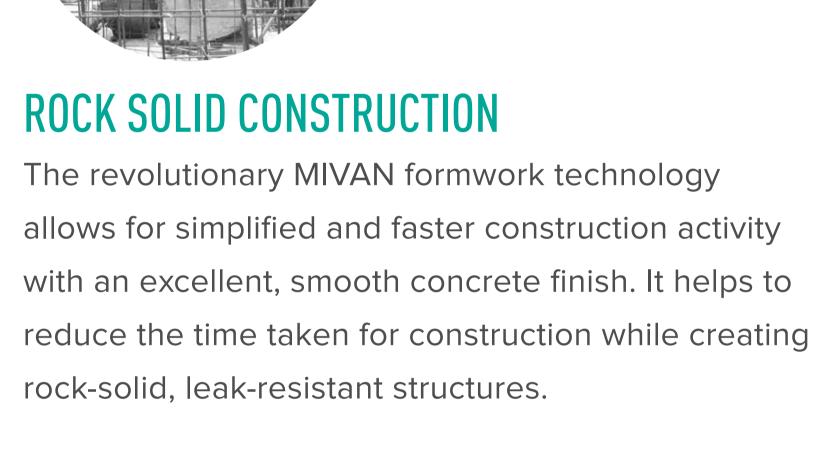
construction technology that ensure our structures are rock solid, leak proof and built to last.

CONSTRUCTION

Marathon projects are built using cutting edge



engineers retain full control over construction quality.



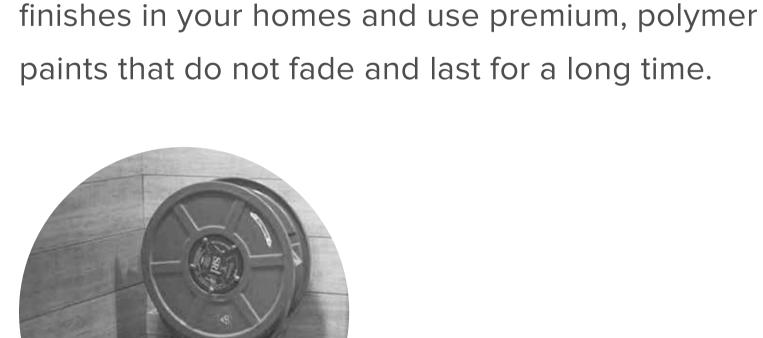
MICRO-MANAGED QUALITY

Our engineers go right to the source of the raw

levels of quality control. We use only premium

material to ensure that quality is uncompromised.

An on-site material testing lab ensures the highest



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.

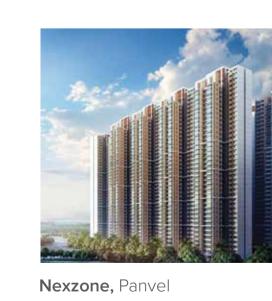
PROJECTS We are currently building several townships in the

ONGOING

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 Carlo, Mulund (W)

Nexworld, Dombivli (E)

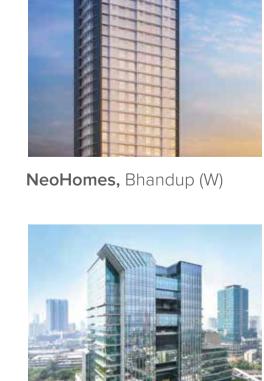


Monte South, Byculla

Eminence, Mulund (W)



Monte Plaza, Mulund (W)



Emblem, Mulund (W)

Futurex, Lower Parel



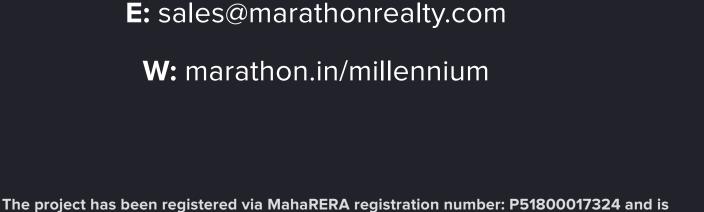
Icon, Lower Parel



Mulund (W), Mumbai, Maharashtra 400080 T: 76 71 900 900

available on the website https://maharera.mahaonline.gov.in

purpose only. Limited period offer. T & C apply.



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