

**MARATHON**  
Monte Plaza

Mulund (W)

Monte Plaza is part of a premium mixed-use development that has two residential towers - Monte Vista and Monte Plaza - both amongst the most exclusive projects in the suburb.

# THE PROJECT

\*Actual + Rendered Image



**RETAIL ON GROUND LEVEL +  
3 LEVELS OF OFFICE SPACES**

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**~11000 SQ.FT. OF  
RETAIL SPACE**

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**~30000 SQ.FT. OF  
COMMERCIAL SPACE**

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**STUNNING GLASS FACADE**

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**SUPERB STREET LEVEL  
PROMENADE**

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**PLENTY OF STREET AND  
PUBLIC PARKING**

# DESTINATION MULUND

Mulund makes a strong case for businesses to set shop in thanks to a number of large residential hubs. Monte Plaza finds itself in the middle of one such premium hub, just meters away from arterial roads, yet away from the traffic and noise that come with it.



Actual Photo

## WELL PLANNED SUBURB WITH GREAT CONNECTIVITY

Mulund has direct connectivity to Thane, Navi Mumbai and has excellent road and rail connectivity to the rest of Mumbai via the Eastern Expressway and the Central Railway. The upcoming metro line will further boost connectivity.

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## TREMENDOUS GROWTH POTENTIAL

In the last few years, Mulund has witnessed a phenomenal growth in premium residential projects with numerous skyscrapers now adorning the skyline. However, the supply of commercial and retail spaces is yet to catch up, which means that there is a superb potential for growth in these segments.

### **More than 16000**

new apartments to be delivered in the surrounding areas, in the next 4 years from some of the largest brands in real estate.

**More than 1200** apartments, of over 1 Cr, sold directly by builders in the last FY. Average cost of apartments sold is ~Rs. 1.9 Cr.

Source - Liases Fores report



Johnson and Johnson

Next School

Marathon Eminence

Mulund Station

MARATHON  
Monte Plaza

Hira Mongi Navneet Hospital

Samriddhi  
Hall

Marathon  
Monte Vista

Marathon  
Cosmos

Marathon  
Galaxy

Marathon Millennia

Nirmal Lifestyle

Marathon Max

Marathon Emblem

Fortis Hospital

R-Galleria

Towards Thane

LBS Road

Off PK Road

Pandit Madan Mohan Malaviya Rd

Pandit Jawaharlal Nehru Road

LBS Road

Mulund Goregaon Link Road

Nahur Bridge

Mulund Goregaon Link Road

Towards Thane  
Eastern Express Highway

Towards Bhandup

Nahur Station



LOCATED IN THE  
**HEART OF  
MULUND**

one of the fastest  
growing suburbs

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**PEACEFUL,  
UPSCALE**

residential hub with less traffic  
and noise pollution

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**JUST  
1.6 KMS**

from Mulund station

**JUST  
250 M**

off the arterial  
LBS Marg

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**WALKING  
DISTANCE**

from the upcoming  
metro station

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**GREAT STREET  
FRONTAGE**

and green surrounds



Marathon Monte Vista

Marathon Monte Carlo

Off PK Road

Marathon Monte Plaza

Pandit Madan Mohan Malaviya Rd

LBS Marg

Towards Mulund-Goregaon Link Road

Towards Mulund-Thane Check Naka

**Ranging from ~460 sq.ft. - 2550 sq.ft.**

Combination units available

Find the right fit for your business from a range of possible sizes. Every shop is self-contained with it's own washroom.

**RETAIL  
SPACES**



\*Rendered Image

## **EXCELLENT STREET FRONTAGE AND VISIBILITY.**

The rounded corner shape of Plaza means that every retail outlet gets excellent visibility from the street.

## **RIGHT NEIGHBOURHOOD. RIGHT AUDIENCE.**

In the midst of the most premium residential neighbourhood in Mulund, Plaza gets the right eyeballs.

## **LIGHT VENTILATION AND VIEWS.**

Ample window space and greenery outside allow for abundant natural light and good views, thus creating the all-important sense of airiness and spaciousness.

## **SUPERB ACCESS FROM THE STREET.**

Shops open up straight to the sidewalk, encouraging walk-ins. The ease of parking is also a luxury that most retail projects in the city don't enjoy.

## **LOFT SPACE FOR STORAGE.**

With a floor-to-ceiling height of 4.2m, each shop has provision for additional loft space which means no storage or warehousing headaches.

The shops at Monte Plaza are ideal for all kinds of retail outlets including restaurants, supermarkets, car showrooms, gyms, apparel stores, medical and general stores and more.

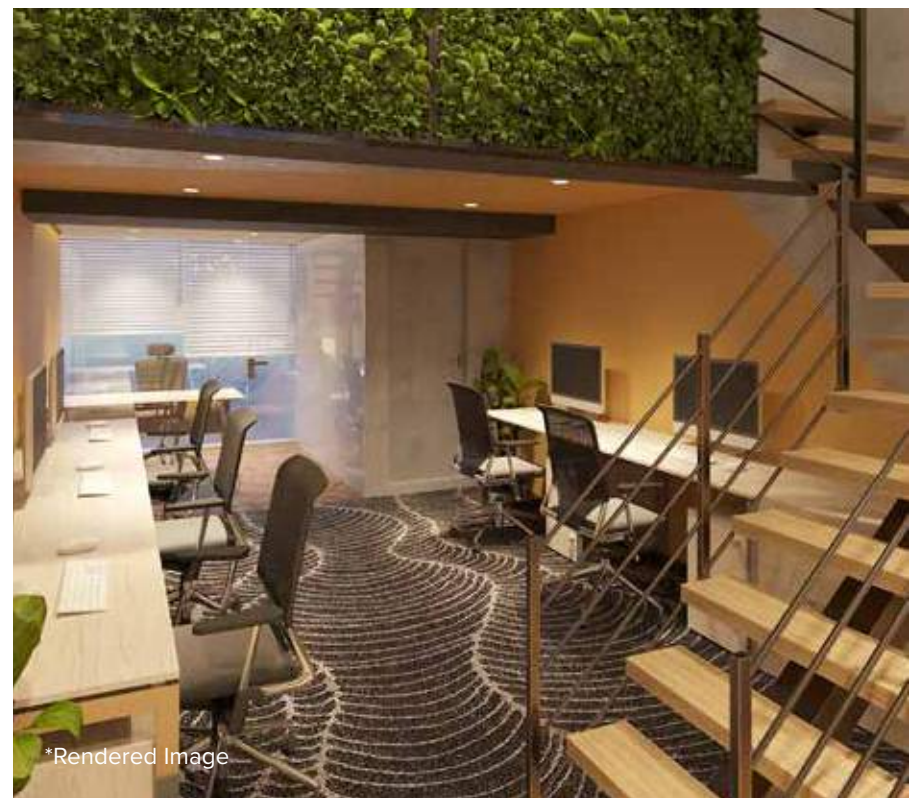
**Contact our sales representative  
for details on what businesses are  
permitted.**

**Ranging from ~470 sq.ft. to 11100 sq.ft.**

Combination units available

A large number of offices and modular units that can be combined means that there is also room for your business to grow.

# SMART OFFICES



## **SERENE WORKSPACES**

Thanks to the green surrounds, and the large windows, offices at Monte Plaza get plenty of natural light and good views - a pleasant environment for work.

## **A GREAT LOCATION FOR OFFICES**

Mulund has excellent connectivity to Thane and Navi Mumbai and to the entire central line. With an office at Monte Plaza you will be able to attract talent from across the city.

## **MAKE AN IMPRESSION**

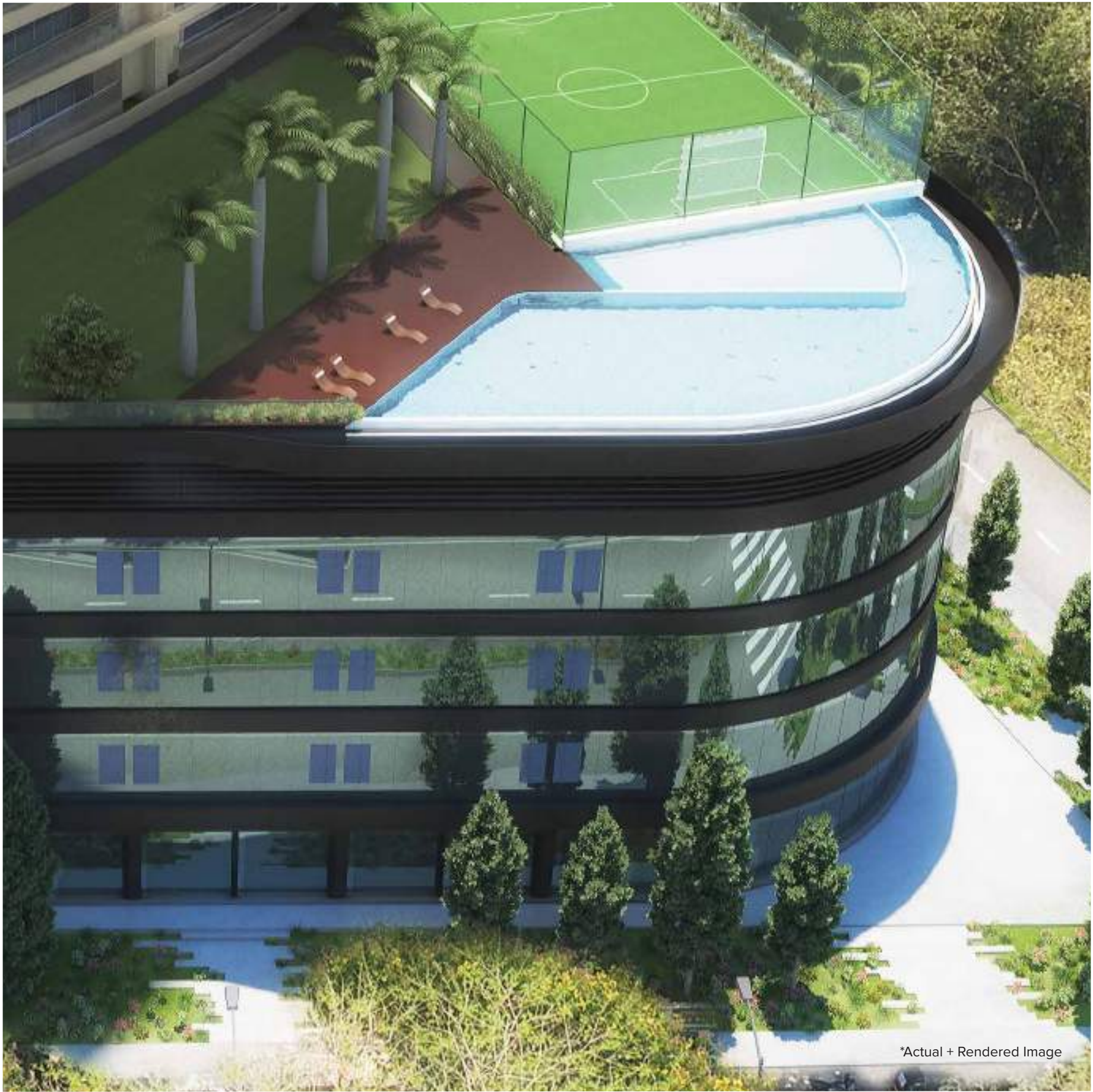
Monte Plaza features a stunning facade, impressive lobbies and an excellent address - impress your clients and stakeholders.

## **EFFICIENT FLOOR PLANS**

Whether you want an open plan office, have a meeting room, or plan for maximum desks, Plaza offices offer that flexibility for your business. There's also the loft space that can be used for more seating or as storage.

**For sample fit-outs for your business, please contact our sales representative.**





\*Actual + Rendered Image



\*Actual + Rendered Image

# OUR OTHER FLAGSHIP PROJECTS

Marathon's foray into commercial real estate is renowned and most trusted. Right from Innova that introduced the walk-to-work culture, to Icon that offers superb spaces to small businesses, and the landmark commercial tower known as Futurex, the brand has catered to every requirement the market has ever put up.

# MARATHON Futurex

Lower Parel

Marathon Futurex barely needs an introduction. An iconic, award-winning, commercial high-rise structure, in the heart of the business district of Lower Parel, Futurex stems from the seamless combination of design and innovation to offer spaces that are unmatched in the kind of flexibility they provide to businesses.



\*Actual Photo



\*Actual Photo



\*Actual Photo



\*Actual Photo

## MARATHON

# Icon

Lower Parel

Small businesses usually find it a task to find compact, affordable, and sustainable work-spaces in key business areas. Marathon Icon stems from these very requirements. Icon offers smartly-designed office spaces that are not space-crunched, and make for great value for money.



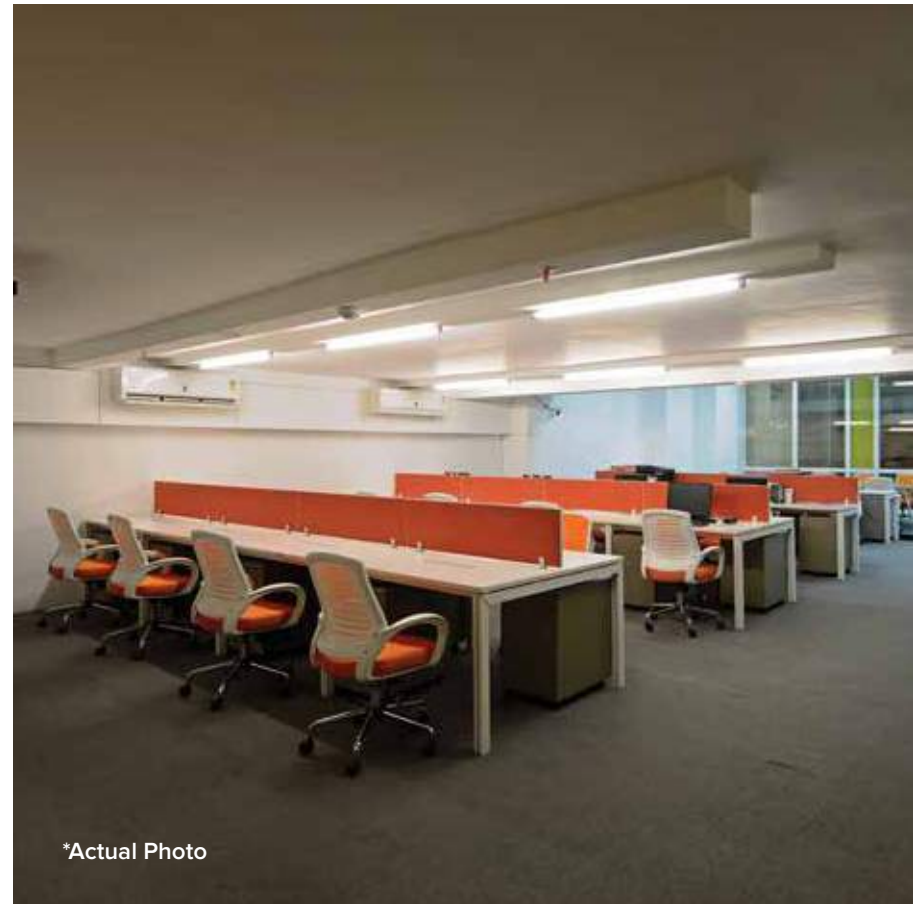
\*Rendered Image



\*Actual Photo



\*Actual Photo



\*Actual Photo



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 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  
MC 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  
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

# 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)



**Nexzone**  
Panvel



**Nexworld**  
Dombivali (E)



**Nextown**  
Kalyan-Shill Road



**Eminence**  
Mulund (W)



**Nagari-NX**  
Badlapur (E)



**Futurex**  
Lower Parel



**Icon**  
Lower Parel



The project has been registered via MahaRERA registration number: P51800016329 and is available on the website <https://maharera.mahaonline.gov.in>.

Disclaimer: The specifications, images and other details herein are only indicative and the Developer reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and/or contract of any type between the Developer and the recipient. Any purchase / Lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between the parties and no details mentioned in this material shall in any way govern such transactions. Project funded by PNB Housing Finance Ltd.



**Site and Sales Office:** Marathon Monte Plaza, Opposite P&T Colony Near Samriddhi Banquet Hall, Malviya Road, Off, LBS Rd,  
Asha Nagar, Mulund West, Mumbai, Maharashtra 400080

**Tel:** 76 71 900 900 • **Website:** [www.marathon.in/monte-plaza](http://www.marathon.in/monte-plaza)