

DESIGN  
CAN  
CHANGE  
YOUR  
WORLD

**MARATHON**  
Nexworld  
Dombivli(E)

**Welcome  
to a Revolution.**

Nexworld is a revolution in design-thinking. A revolution in the way we think about homes.

At Nexworld, every single experience has been deeply thought about and taken to a level that hardly anyone could have imagined. Be it our apartments, our towers, our amenities - you will find that every experience is designed to blow you away.

This is a result of an incredibly clear design philosophy - to create a deep connection to nature. To us, design is so much more than creating pretty looking buildings. It's about sunrises and sunsets. It's about blue skies, clouds and expansive greenery. And you'll see how every space at Nexworld has been designed around these experiences. At Nexworld, you will find that nature and aesthetic beauty have been taken to a level that is just incomparable to any other development.

And it's not only the big ideas, we've obsessed about every detail. About each apartment, each room and each dimension. About where you could put your TV and your couch, about where your children can study peacefully. About storage, kitchen counters, parking and even lift placement. When you study our floor plans, you will see that everything has been thought about and makes more sense than it ever did before.

The more you learn about Nexworld, the more you will realise how unique and revolutionary it is. At Nexworld, you will see how **design can change your world.**

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# A whole new world

Nexworld is an enormous township that will be developed over several years. The first two stunning skyscrapers coming up in Nexworld are Aura and Elara.







The Phasing for AURA mentioned on this page is incorrect.  
Please contact our sales representative for details.

## ELARA

### Elara - 2

(Floors 25 - 36)

RERA Number:  
P51700000470

Possession Date:  
December 2023

### Elara - 1

(Floors 1 - 24)

RERA Number:  
P51700000478

Possession Date:  
June 2022

## AURA

### Aura - 2

(Floors 26 - 36)

RERA Number:  
P51700000507

Possession Date:  
June 2022

### Aura - 1

(Floors 1 - 25)

RERA Number:  
P51700000652

Possession Date:  
December 2021

# Homes like you've never seen before.

At Nexworld, our greatest focus has been the experience from within our apartments. We've thought about every inch, every function and every piece of furniture. We've obsessed about the view and the orientation of each and every apartment. The result? Huge windows, picture perfect views and floor plans that make more sense than they ever did before.

# apartments



The story begins with our gorgeous plot in Dombivli. Lush greenery, expansiveness and the incredible beauty of nature in all directions. This is such a rare sight to have in Mumbai. Our aim was to create homes with a deep and profound connection to the magnificent natural landscapes surrounding Nexworld.



# Massive Windows, Epic Views.

Our apartments are designed to connect the residents to nature in a manner that hasn't been done before. All our spaces have enormous windows for you to enjoy panoramic views of beautiful natural landscapes. Lots of natural light and picture perfect views will completely transform your living experience.





# Because views matter more than you think

Who doesn't like beautiful views? But did you know that views of nature and greenery have a huge impact on our moods, health and productivity? There are hundreds of scientific studies that establish this fact. Here are a few of them:



People who were exposed to greenery were more friendly and supportive. They were less likely to have psychological fatigue or be rude to others (Kuo and Sullivan 1990). They were more likely to value deep relationships, be generous, be helpful and trusting (University of Rochester study).



Sunlight has a huge impact on our moods, health and productivity. Office workers who worked near windows slept better, exercised more and were more productive than those in windowless offices (Cheung & Zee, 2014). Exposure to daylight improves moods and cognitive performance (Kent, 2009).



Patients with a view of greenery healed faster and needed lesser pain medication than patients who had a view of a brick wall. (Roger Ulrich, 1984).

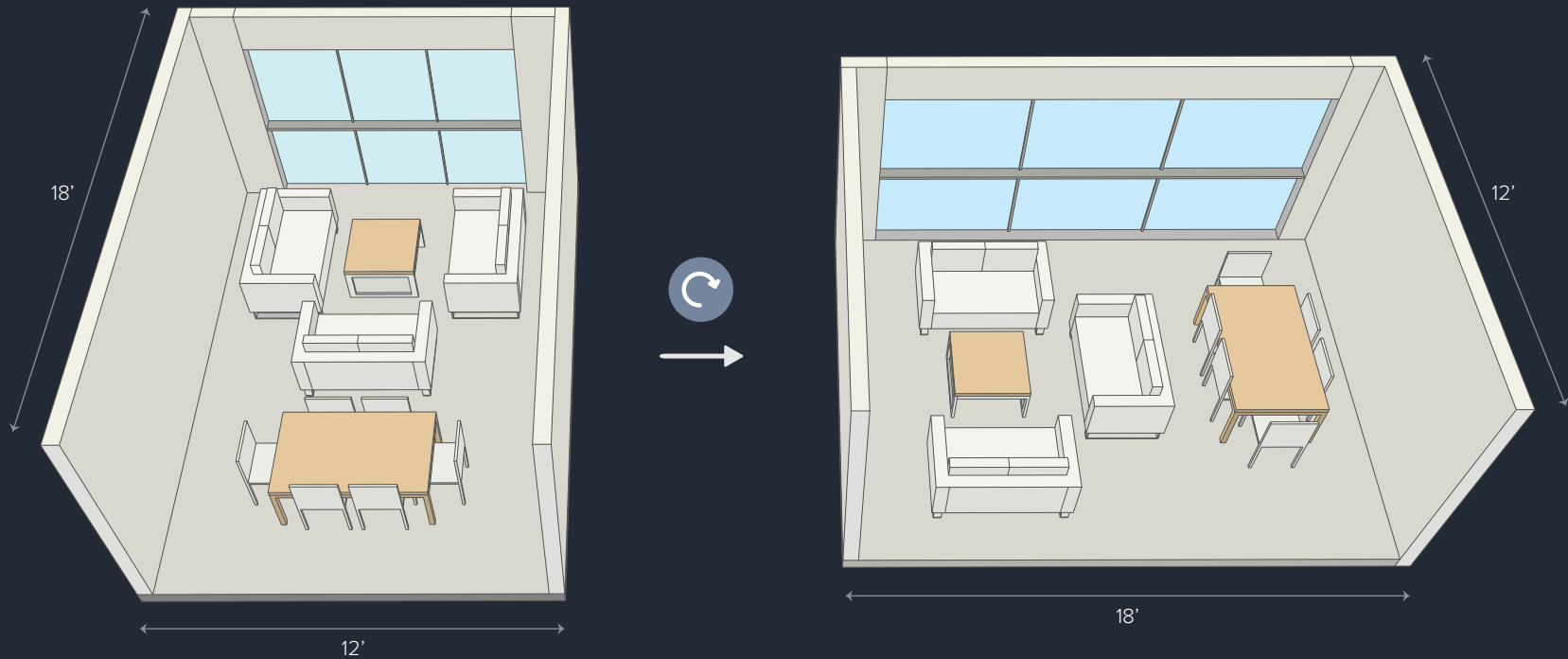
These are just a few of the studies that demonstrate the profound impact nature has on us at a subconscious level. Nexworld is an entire township designed around connecting you to nature and is sure to bring more physical and psychological benefits than we can imagine.



Introducing

# The Wide Living Room

Knowing that nature has such a profound impact on us, we were left wondering - how can we improve the connection between the inside and the outside? The wide living room is one of the many innovations at Nexworld that improve the connection to nature, greatly enhancing the experience of the apartment.



This is a typical living room in a majority of the apartments you will find in the city. How can we use the same space to create a much better experience, without increasing the area and price?

We simply rotated the room. It's the same area, but your window is now almost twice as big! The entire space becomes exponentially better, opening up to breathtaking, panoramic views. Even your dining table now has awesome views and great ventilation.

Our signature wide living rooms have enormous windows for you to enjoy panoramic views right from your couch.



# Unrestricted Views

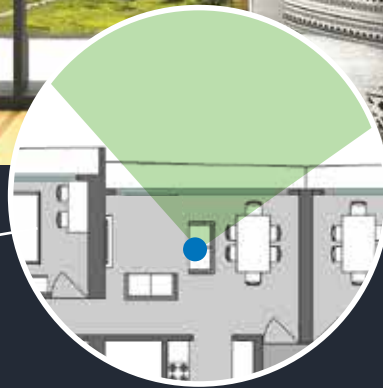
The quality of your view depends a lot on the building shape or typology as well. Here's another innovation that helped us create these spectacular views.



## Other Developments

Most typical building plans are such that sometimes most of the view from your window is blocked by the building itself! You get a very restricted and narrow view. Your apartment receives very little daylight and ventilation.

# Unrestricted Views



## Marathon Nexworld

At Nexworld, we've created a whole new building typology where you get clean, unrestricted, panoramic views from every single living room and bedroom. Our apartments receive ample natural light and great ventilation.



# Everything in it's place. A place for everything.

We've designed floor plans that make more sense than ever before. At Nexworld, every inch and every dimension matters. We've thought about each function and each interaction and made careful decisions so you have an exceptionally comfortable experience.

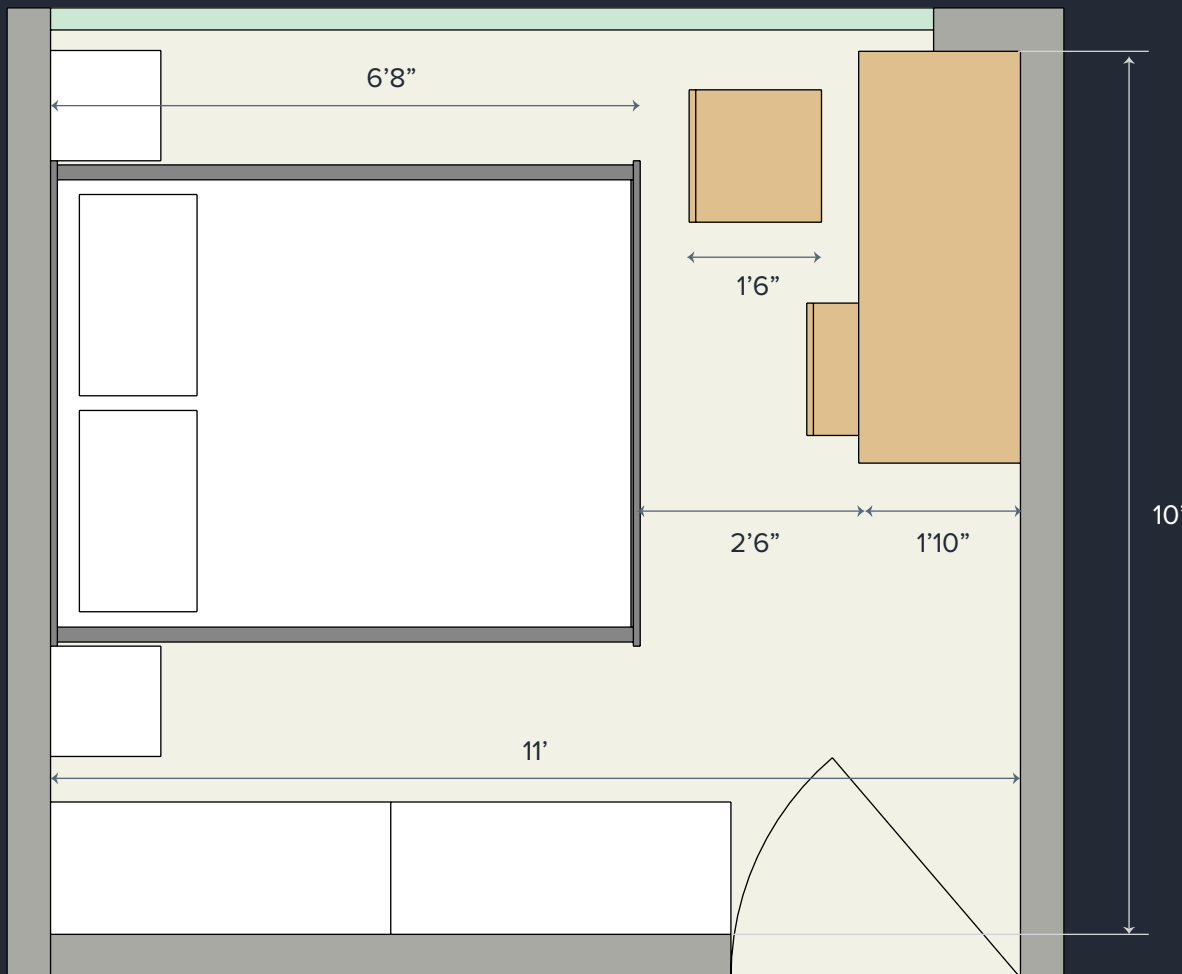
apartment  
plans

# Every dimension matters

Here's an example of how deeply we think about each space.

Many developments – to save a few square feet – design incredibly small rooms for children. These rooms are so small, you can't even fit a desk inside them. Where will the kids study?

To us, it was important to make sure that we designed a children's room where two kids could study comfortably. Our children's bedroom is purpose designed to fit in two desks, a queen bed or two single beds, and 8 feet wide cupboard space.



KIDS' BEDROOM AT NEXWORLD

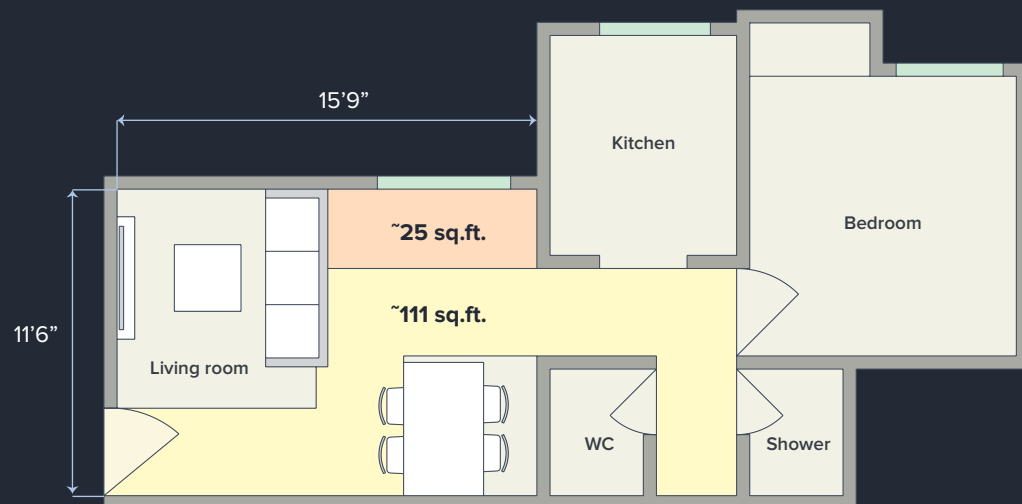


# Every square foot matters

Many times, the dimensions of a space don't tell the whole story. The two apartments you see here have living rooms that are exactly the same size but are dramatically different when it comes to the usable area of the spaces.

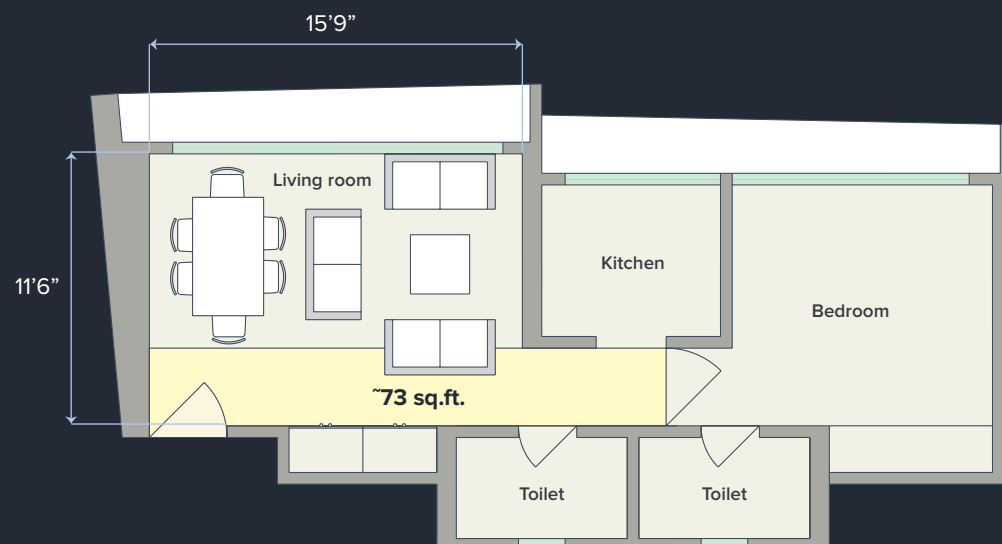
## Other Developments

A lot of apartments have 'invisible passages' that cut across the space and result in a lot of wastage. It also creates some dead spaces that are unusable. These issues also create some serious problems and constraints in terms of furniture layouts.



## Nexworld

At Nexworld, the passages run along the edge of the unit, maximising the usable area. Since the passage doesn't awkwardly cut across the space, you get a lot of flexibility in terms of furniture layouts. For instance, you can easily interchange the living area and the dining table according to your preference.







## 1 BHK Studio

The 1BHK studio is a revolutionary apartment that has pioneered a whole new category of homes.

Compare this apartment to any other 1BHK on the market and you will find that the living room, bedroom and kitchen are almost as big and very similar in utility. But the cost is around 30% lesser! Magic? We call it design-thinking. By almost entirely eliminating passages we have created a product that you won't find anywhere else on the market.

Your living room is a large space without any passages cutting across. Your kitchen has plenty of free counter space and even provisions for a washing machine. Your bedroom has plenty of storage and even space for a desk. Your apartment has two full toilets. Add to that massive edge to edge windows and gorgeous views and you will find that this is an absolutely unparalleled proposition.

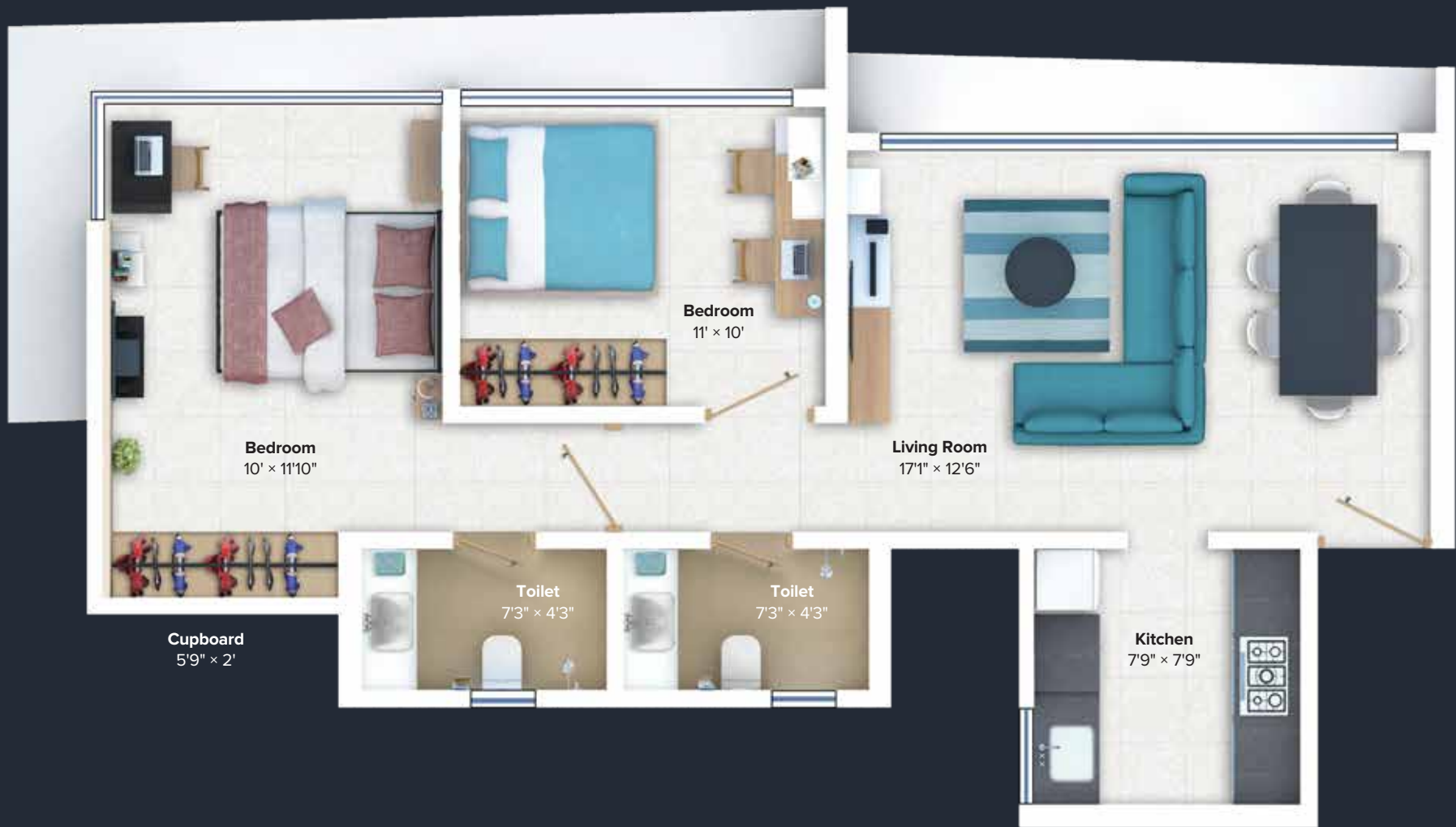


## 1 BHK Premium

Step into our 1BHK Premium and you are sure to be blown away. Our signature wide living room has supersized windows that are completely unprecedented, with views so stunning that you'll never want to leave home!

The living room is one of the largest on the market for a 1BHK and makes for an elaborate dining and living experience. The bedroom is also more spacious than anything on the market and even has space for a desk. The kitchen has ample free counter space, provisions for a washing machine and also has large windows and stunning views! Designated cupboard spaces in your living room and your bedroom give you an unrivalled amount of storage. The apartment also has two full toilets.

Our 1BHK Premium delivers an epic living experience that will make you fall in love with your home.



## 2 BHK

This stunning apartment is designed for an unparalleled living experience. Our signature wide living room is made even wider, which not only makes the layout much more spacious and comfortable, but also takes the experience to a whole new level with ultra-wide windows.

The living room is much much larger than most of the competition. The kitchen has a large amount of free counter space and has provisions for a washing machine. The children's bedroom is also one of the most spacious on the market and easily fits in desks and a large cupboard. The master bedroom is also incomparably large, fitting in a desk and some additional lounge seating and also boasts a beautiful L-shaped window that opens up to stunning views.

This incredibly spacious 2BHK with an incredible amount of windows makes for an unparalleled living experience that will refresh you every day and make you proud of your home.



# Not just amenities - but experiences

Everyone talks about 'world class amenities', and sure, we have them all at Nexworld. But what we think deeply about is the experience of each amenity. And this kind of design thinking results in amenities that go far beyond serving their function - that become epic, unforgettable experiences.

# amenities

# Name it, we've got it.

A wide array of 5 star amenities will await you every day at Nexworld. And each of them are sure to have the same Nexworld experience that you love - epic views, openness and lush greenery.

Unfortunately, RERA rules imply that we can only show you what we are committing to deliver along with the current phase. So for now we have kept our crazy, lofty ideas under the wraps. And in line with our mantra of under-commit and over-deliver, these are the amenities that will be ready with the phases outlined in the brochure:



Clubhouse



Indoor Games



Swimming Pool



Multipurpose  
sports court



The Meadow



Jogging Track



Kids play area





# Convenient today, brilliant tomorrow.

By virtue of its excellent connectivity to the central railway line, Marathon Nexworld makes for an incredibly convenient commute. But the most exciting aspect of Nexworld's location is its future - large-scale infrastructure projects that are going to radically transform the entire area.

# location

# Super Connected



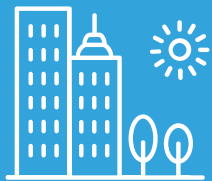
Nexworld is extremely well connected to the central railway line - 15 minutes away from Diva station and about 18 minutes away from Dombivli station. This means you can get to South Mumbai from your home in about an hour!

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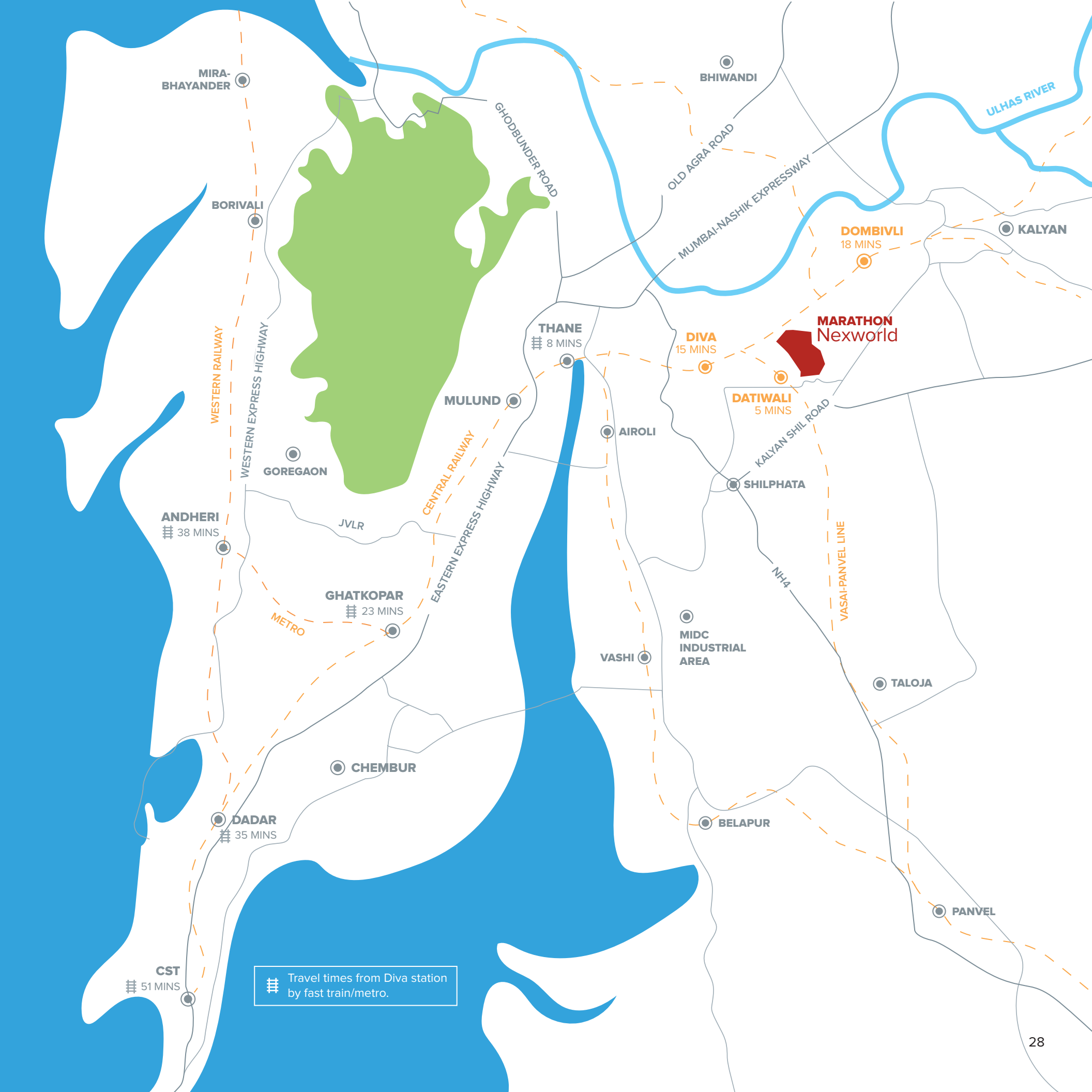


Nexworld is located off the arterial Kalyan-Shil road and enjoys excellent road connectivity to Navi Mumbai, Thane and the central suburbs.

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At Nexworld, you will be in the middle of the fastest growing residential, industrial and commercial centres in the country - Dombivli, Thane, Kalyan and Navi Mumbai.



MIRA-BHAYANDER

BHIWANDI

BORIVALI

GHODBUNDER ROAD

OLD AGRA ROAD

MUMBAI-NASHIK EXPRESSWAY

DOMBIVLI  
18 MINS

ULHAS RIVER

KALYAN

**MARATHON**  
Nexworld

THANE  
8 MINS

DIVA  
15 MINS

DATIWALI  
5 MINS

WESTERN EXPRESS HIGHWAY

GOREGAON

MULUND

AIROLI

KALYAN SHIL ROAD

SHILPHATA

ANDHERI  
38 MINS

JVLR

CENTRAL RAILWAY

EASTERN EXPRESS HIGHWAY

GHATKOPAR  
23 MINS

METRO

NH-4

VASAI-PANVEL LINE

VASHI

MIDC INDUSTRIAL AREA

TALOJA

CHEMBUR

DADAR  
35 MINS

BELAPUR

CST  
51 MINS

PANVEL

Travel times from Diva station by fast train/metro.



# Mumbai's fastest growing neighbourhood

The best schools, colleges, shopping centres and medical facilities are all less than 20 minutes away from Nexworld. And the future is even brighter - there are huge residential developments, hospitals, shopping and sporting facilities coming up in very close proximity to Nexworld.





# Dombivli - a place whose time has come

Massive infrastructure projects around Nexworld are set to transform Dombivli into a major urban hub and vastly improve connectivity.

1

## Multimodal Corridor

This 126km long project runs very close to Nexworld and comprises road, metro, bus lanes and greenways for pedestrians and bicycles. It runs all the way from Virar to Alibaug and is set to be a major boost for development.



2

## Airoli-Katai Tunnel Road

This proposed tunnel road will provide direct connectivity to Airoli and the central suburbs. This will drastically reduce road travel times by enabling commuters to bypass Shilphata, Mahape and Mumbra.



3

## Super Wide Roads

The government has mandated a Development Plan (DP) with a network of ultra-wide 30m-60m roads in the area. This will drastically improve Nexworld's road connectivity and ease the traffic.



4

## Vasai-Panvel Rail Expansion

This proposed 70km railway line will be the largest rail expansion project in the city and will provide excellent connectivity to Panvel and Vasai. Dativali station on this line is just 5 minutes from Nexworld.



5

## Smart City Project

Kalyan-Dombivli is one of the 98 cities shortlisted to be developed as a 'Smart City' under the Smart Cities Mission of the Government of India with proposed initiatives such as waterfront development, town planning and rehab schemes set to radically transform the area.



6

## Proposed Aripport

The proposed airport is under an hour away by road from Nexworld, with the other proposed rail and road projects like the multi-modal corridor and Panvel railway line set to further improve connectivity.







SMART CITY 5

DOMBIVLI

TOWARDS KALYAN

KOPAR

**MARATHON Nexworld**  
Phase 1

MUMBRA

DP ROADS 3

3

DIVA

DATIWALI

TOWARDS THANE

1

VIRAR-ALIBAUG MULTIMODAL CORRIDOR

XPERIA MALL

2

AIROLI-KATAI TUNNEL ROAD

AIROLI

4

VASAI-PANVEL RAIL EXPANSION

TOWARDS PANVEL

6

PROPOSED AIRPORT

SHILPHATA



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**  
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



## 50 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 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.



To learn more about the current construction status at Marathon Nexworld, please scan the QR code above.

# 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)



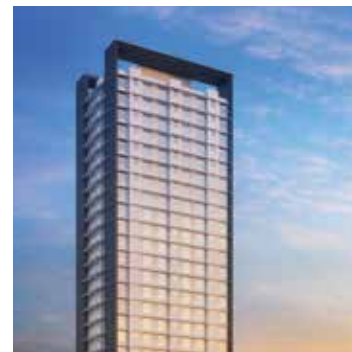
**Eminence**, Mulund (W)



**Nexzone**, Panvel



**Nextown**, Kalyan-Shil Road



**NeoHomes**, Bhandup (W)



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



**Futurex**, Lower Parel

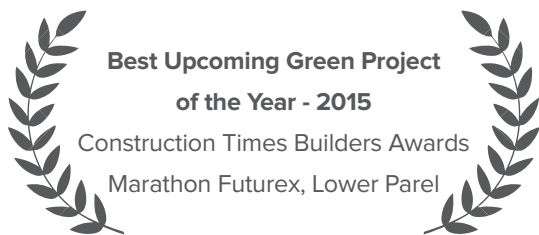
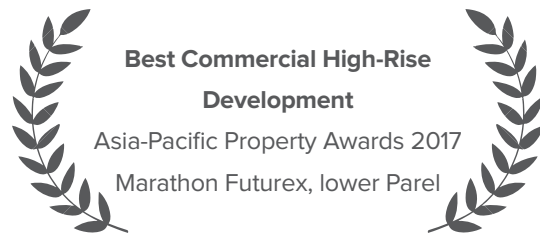
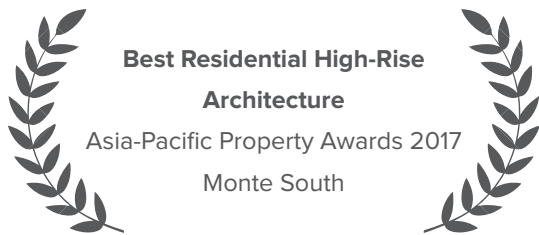


**Icon**, Lower Parel



**Monte Plaza**, Mulund (W)





## Book with confidence!

Nexworld is now RERA Certified.

Both towers of Nexworld are now RERA certified. Aura and Elara have been registered as four phases with the Authorities. We are currently revising our brochure to showcase the amenities that will be delivered with Elara - 2. Please contact our sales team for details.

Project	MahaRERA Registration No.
Marathon Nexworld Aura - 1	P51700000652
Marathon Nexworld Aura - 2	P51700000507
Marathon Nexworld Elara - 1	P51700000478
Marathon Nexworld Elara - 2	P51700000470



You can also access the details on the RERA website

- Visit the following link - <https://maharera.mahaonline.gov.in>
- Go to Search Project Details. Select User Type - Promoter, Division - Konkan, District and Taluka - Thane, Village - Thane (M Corp) and in the dropdown you will find the above 4 projects listed.

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All dimensions mentioned in the drawings may vary / differ due to construction contingencies, site conditions and approvals from local authorities. Developer reserves the right to make alterations without any prior notice.

Developer is not liable to provide furniture items, electronic goods and any other accessories shown in the images.

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All specifications and amenities are only indicative may / may not form part of the final project and the Developer reserves rights to make alterations without any prior notice.

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The picture of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein are only for the purpose of show casing the Residential Flat/Unit and the Developer is not liable / required to provide any furniture, items, electronic goods amenities, accessories etc. as displayed in the pictures. The views shown in the picture are as presently available and they may vary over period of time. All intending purchaser/s are bound to inspect all plans and approvals and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure /advertisement or other documents is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement or other promotional document.

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**Site Address:**

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**Corporate Office:**

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

**Phone:** 76 71 900 900