




Marvella
— More than just home —

Dhayari







Because there is no greater joy
Than moving into your own home.


Marvella
— More than just home —

At Dhayari

More than just home

A homecoming experience

What's bigger than the pride of owning a home?
What's greater than the freedom to dream,
What's more peaceful than the feeling of being secured.
What's more gratifying than seeing your name plate
on the doors of your chosen abode?



Artist's Impression



Marvella

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Dhayari

Project Hallmarks:

- 1 & 2 BHK Homes
- Superior quality construction
- Branded fittings
- Lifestyle amenities in budget homes
- Spacious/thoughtfully designed homes
- Huge entrance foyer, car free zone

- **5,500 SQUARE FEET
OPEN TERRACE RECREATION**
- **20,000 SQUARE FEET FREE SPACE
WITH AMENITIES**
- **50,000 SQUARE FEET CAMPUS AREA**



• Main entrance with rich facade

• Concrete / paved internal road

• Designer entrance lobby

• Parking for all flats

• Children's play area

• Open Gym

• Club house with party lawn

Location Map

LOCATION ADVANTAGES

LANDMARKS

Paranjape Abhiruchi Parisar	0.5 KMS
DSK Vishwa	3.1 KMS
CWPRS	4.7 KMS
Nanded City	5.6 KMS
DIAT	9 KMS
NDA	10.4 KMS

RESORTS AND HOTELS

Sai Gandharva Pure Veg	0.85 KMS
Deccan Pavilion Hotel	2.2 KMS
Greenfield Hotel	4.2 KMS
Aquarius Resort	9 KMS
Wilderness Hill Top	13.7 KMS

RELIGIOUS PLACES

Maruti Mandir	1.8 KMS
BAPS Swami Narayan Temple	2.7 KMS
Amba Mata Mandir	6.6 KMS
Shree Dhareshwar Temple	1.6 KMS

EDUCATION

Zeal College	1.1 KMS
Smt. Kashibai Navale Medical clg	1.3 KMS
DSK School	3.2 KMS
Sinhagad Spring Dale School	0.5 KMS
ST. Xavier High School	5.7 KMS

HEALTHCARE

Anand Nursing Home	1.1 KMS
Navale Hospital	1.3 KMS
Aadhar Multispeciality Hospital	1.8 KMS
Pulse Multispeciality Hospital	2.1 KMS
Trimurti Hospital	3.6 KMS

CONNECTIVITY

Narhe Road	0.45 KMS
VIA Zeal College Road	1 KMS
Umbraya Ganapati Chowk	1.1 KMS
Dhayari Phata	1.2 KMS
VIA SH 65	1.7 KM
Mumbai Bengaluru Highway	3.2 KMS
Navale Bridge	4.3 KMS
Convenience stores	
D'Mart	3.5 KMS
Hyper Market (Nanded City)	6.3 KMS

PETROL PUMPS

HP Petrol Pump (Bhumkar Chowk)	1.4 KMS
Shell Pump (Nanded City)	3.5 KMS
Indian Oil Pump (Sinhagad Road)	3.7 KMS

MALLS

Funtime Mall & Multiplex	3 KMS
Abhiruchi Mall	4.1 KMS

UTILITY

Indian Post Vadgaon Budruk	2.9 KMS
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MARRIAGE HALLS

Muktai Mangal Function Hall	1.6 KMS
Santosh Hall	5.1 KMS





Disclaimer: The distances mentioned in this brochure are taken from Google are approximate & may vary



HYPERMARKETS

Stock Image



ENTERTAINMENT

Stock Image



EDUCATION

Stock Image



TRAVEL

Stock Image

EASILY ACCESSIBLE



HYPERMARKETS

- Big Bazaar
- Dmart
- Reliance Fresh



ENTERTAINMENT

- Abhiruchi Mall & Multiplex
- Khadakwasla Dam
- City Pride Multiplex, Kothrud
- Rajiv Gandhi Zoological Park



EDUCATION

- Sanskruti National School
- Aryans World School
- DSK School
- Abhinav English Medium School



TRAVEL

- Dhayari Bus Stop
- Rajaram Pool
- Nal Stop
- Swargate Bus Stand



Artist's Impression

Amenities

- Main entrance with rich facade
- Designer entrance lobby
- Club house with party lawn
- Children's play area
- Top terrace recreation
- Concrete / paved internal road
- Centralised digital connection (DTH)
- Fully automatic elevators with generator backup
- Solar water heating system
- Parking for all flats
- Sanitation facility for drivers & domestic help
- Waste water treatment plant
- Rainwater harvesting

Specifications

STRUCTURE

- RCC framed structure
- Earthquake-resistant design
- Anti-termite treatment to all structures
- 6" thick brick/ block masonry walls
- Sand-faced external plaster

FLOORING

- 24 x 24" Ceramic flooring for entire flat

KITCHEN

- Wall to wall granite kitchen platform with stainless steel sink
- Attractive glazed ceramic dado tiles above platform up to lintel level

BATHROOMS

- Anti-skid ceramic flooring in toilet / bathroom
- Marble / granite stone fascia for all toilet doors
- Flush doors for bedrooms and toilets

WALLS & PAINTS

- OBD for internal walls
- Acrylic paint for external walls
- Gypsum / POP finish for interiors

ELECTRIFICATION & PLUMBING

- Provision for exhaust fan and water purifier
- Plumbing & electrical connection for washing machine
- Concealed plumbing for all bathrooms

- CP fittings of reputed make
- Sanitary ware of reputed make
- Hot & cold water mixer and overhead shower
- Concealed fire-resistant high quality copper wiring
- Legrand / Anchor equivalent make switches and fittings
- TV & telephone points in living room
- Single phase power supply
- Genset backup for lighting & fans
- Provision for broadband connection

DOORS & WINDOWS

- Marble / Granite sill for windows
- Powder-coated aluminium 3-track sliding windows with fig mesh
- Oil-painted safety grills
- Glass railing for balcony
- Decorated main entrance door with attractive fittings
- Oil paint for flush doors, grills and railings

SECURITY

- Earth leakage circuit breaker to each flat
- Fire-fighting systems
- 24 x 365 Security



Marvella
More than just home


NEW FRONT
GROUP
Aesthetic spaces

Main entrance with rich facade

Artist's Impression



Club house with party lawn

Artist's Impression



Designer entrance lobby

Artist's Impression



Concrete / paved internal road

Artist's Impression



Children's play area

Artist's Impression



Artist's Impression



Artist's Impression

TOP TERRACE RECREATION



Artist's Impression



Artist's Impression

TYPICAL FLOOR PLAN

WING - A

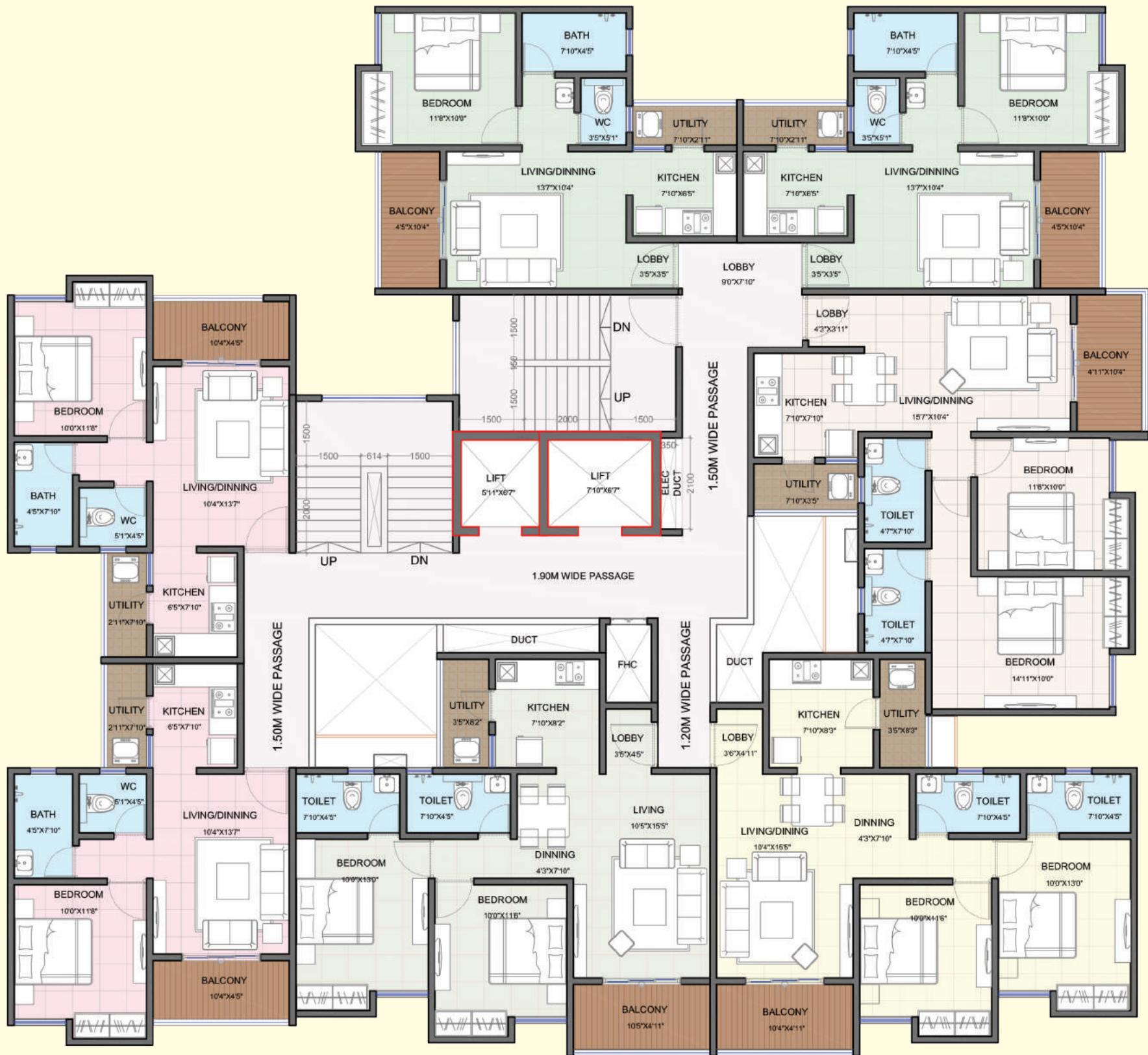


8TH REFUGE FLOOR PLAN WING - A



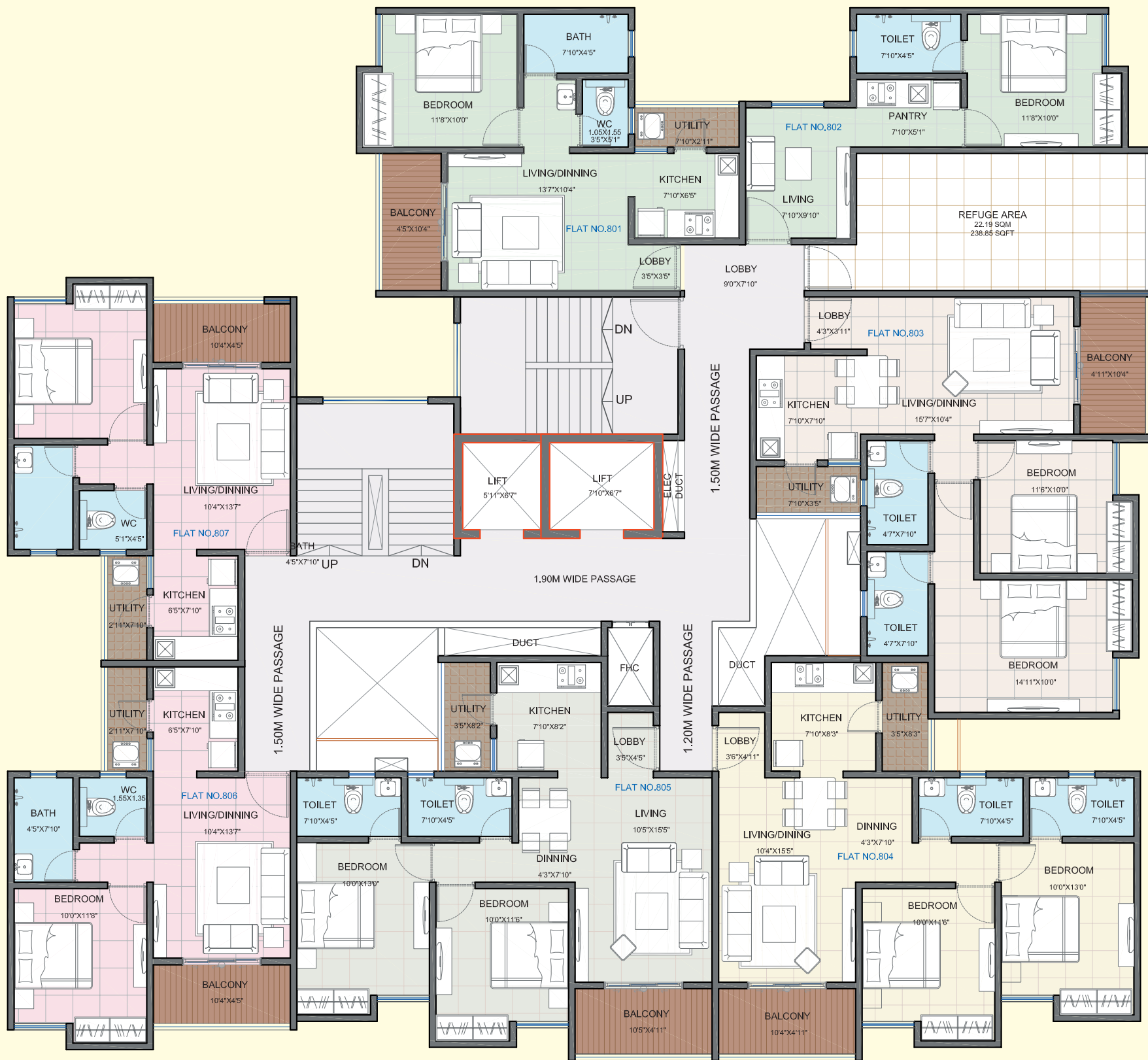
TYPICAL FLOOR PLAN

WING - B



8TH REFUGE FLOOR PLAN

WING - B

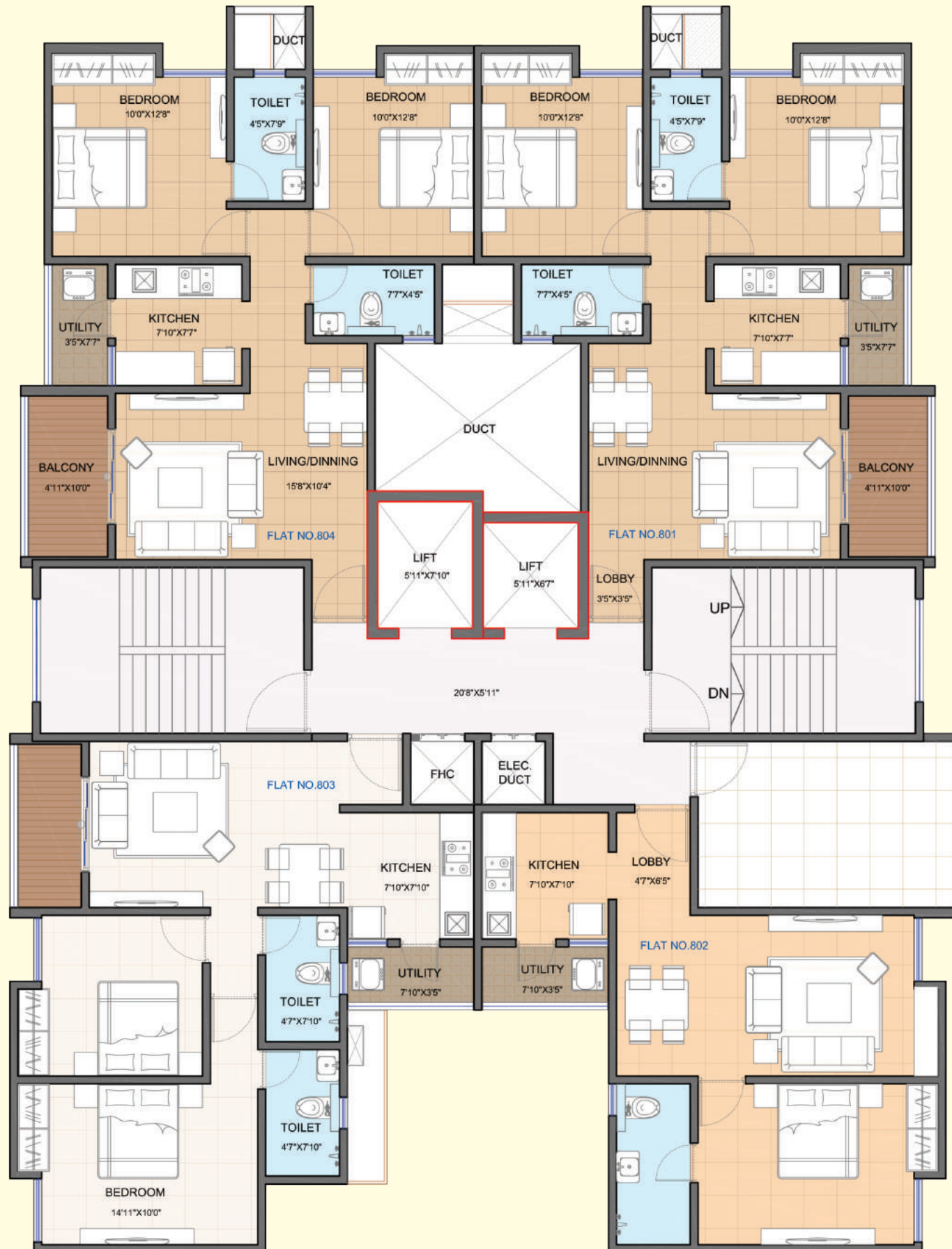


TYPICAL FLOOR PLAN

WING - C

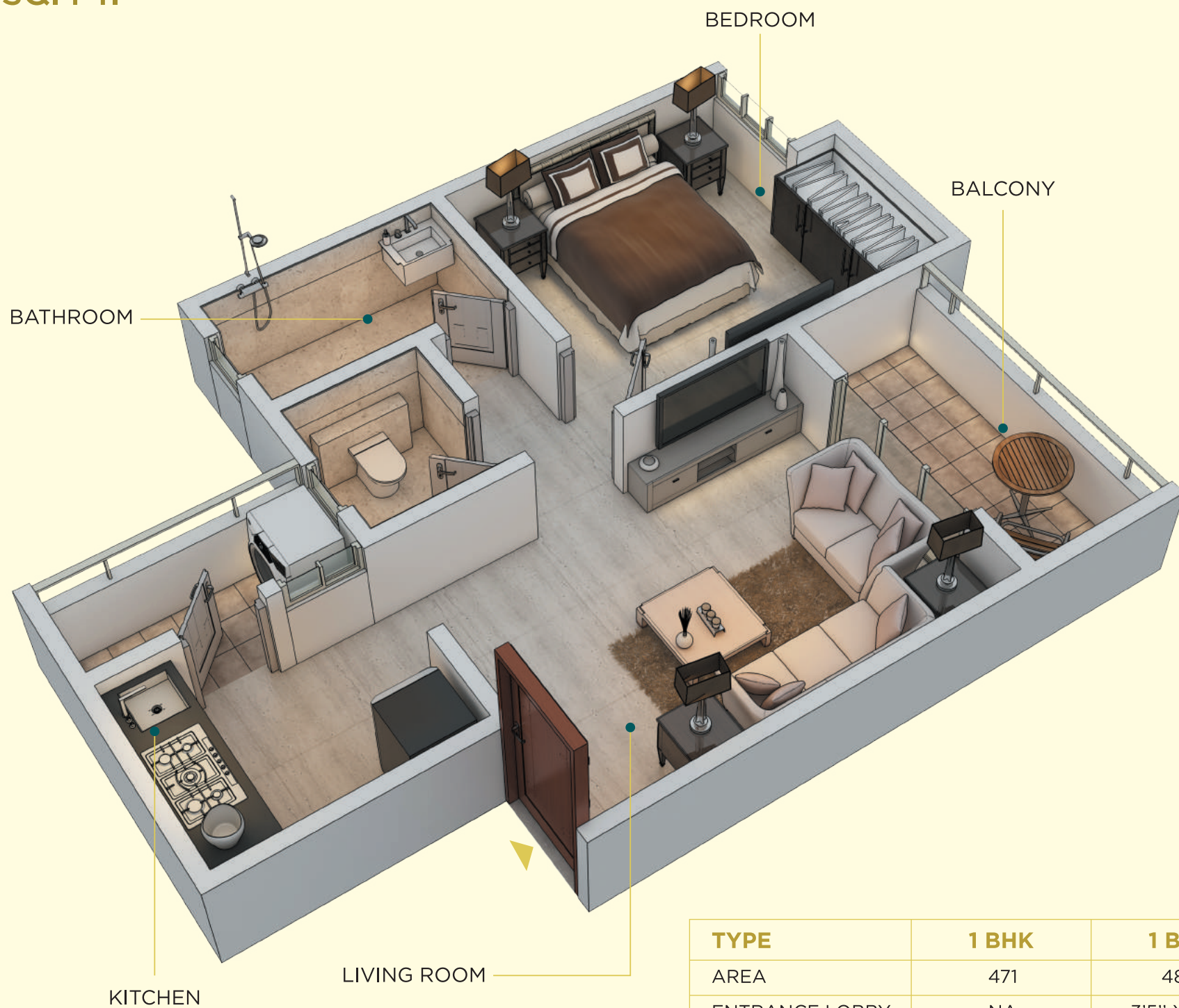


8TH REFUGE FLOOR PLAN WING - C



1 BHK - UNIT PLAN

471 SQ. FT.



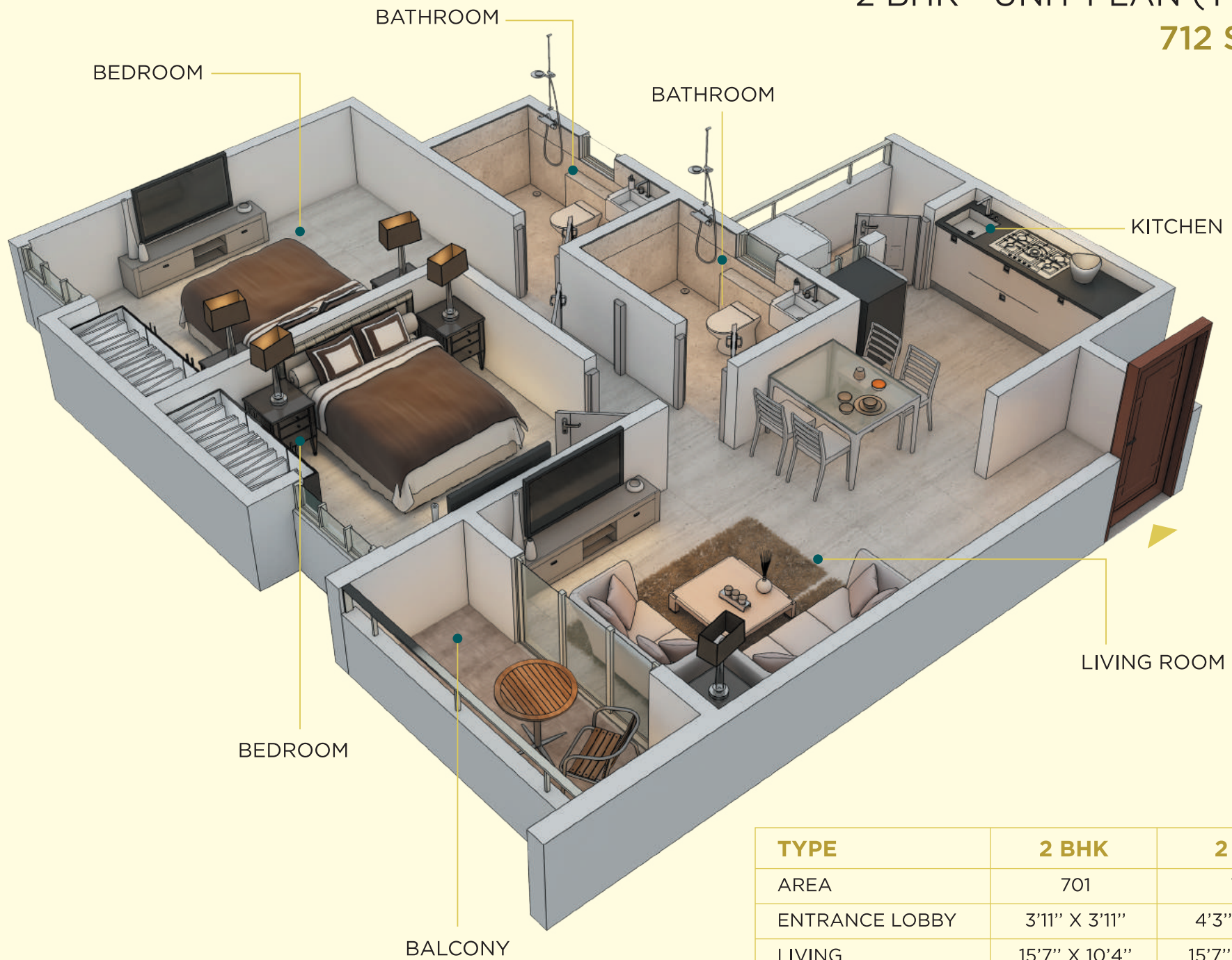
TYPE	1 BHK	1 BHK
AREA	471	483
ENTRANCE LOBBY	NA	3'5" X 3'5"
LIVING	13'7" X 10'4"	13'7" X 10'4"
BALCONY	10'4" X 4'5"	10'4" X 4'5"
BEDROOM	10' X 11'8"	10' X 11'8"
KITCHEN	6'5" X 7'10"	6'5" X 7'10"
DRY BALCONY	2'11" X 7'10"	2'11" X 7'10"
BATHROOM	4'5" X 7'10"	4'5" X 7'10"
WC	5'1" X 4'5"	5'1" X 3'5"

2 BHK - UNIT PLAN (TYPE 1)

701 SQ. FT.

2 BHK - UNIT PLAN (TYPE 2)

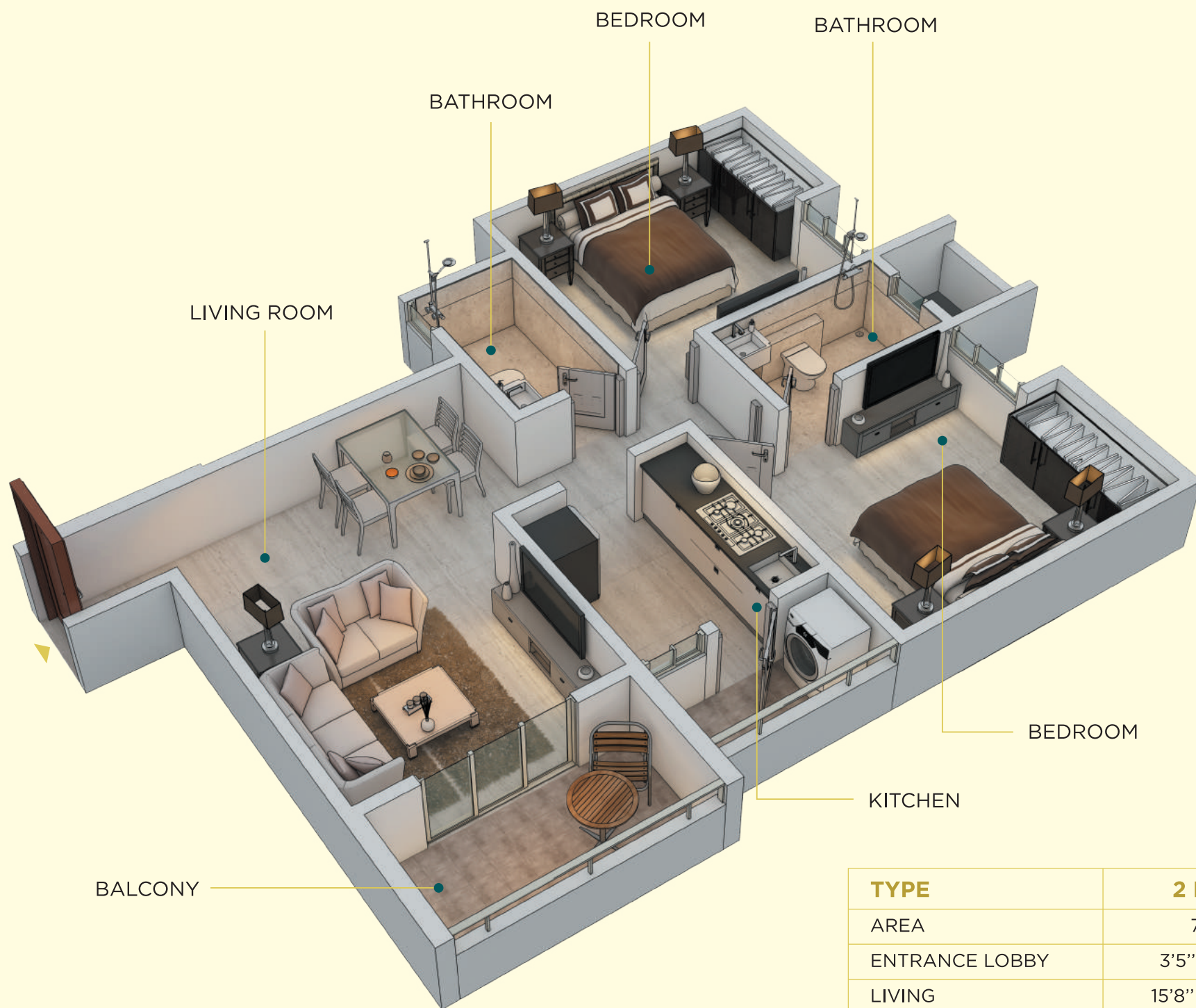
712 SQ. FT.



TYPE	2 BHK	2 BHK
AREA	701	712
ENTRANCE LOBBY	3'11" X 3'11"	4'3" X 3'11"
LIVING	15'7" X 10'4"	15'7" X 10'4"
BALCONY	3'11" X 10'2"	4'11" X 10'4"
KITCHEN	7'10" X 7'10"	7'10" X 7'10"
DRY BALCONY	7'10" X 3'5"	7'10" X 3'5"
BEDROOM	11'6" X 10'	11'6" X 10'
MASTER BED	14'11" X 10'	14'11" X 10'
BATHROOM	4'7" X 7'10"	4'7" X 7'10"
MASTER BATHROOM	4'7" X 7'10"	4'7" X 7'10"

2 BHK - UNIT PLAN (TYPE 3)

720 SQ. FT.



TYPE	2 BHK
AREA	720
ENTRANCE LOBBY	3'5" X 3'5"
LIVING	15'8" X 10'4"
BALCONY	4'11" X 10'
KITCHEN	7'10" X 7'7"
DRY BALCONY	3'5" X 7'7"
BEDROOM	10' X 12'8"
MASTER BED	10' X 12'8"
BATHROOM	7'7" X 4'5"
MASTER BATHROOM	4'5" X 7'9"



Artist's Impression



NEW FRONT
GROUP
Aesthetic spaces

COMPLETED PROJECTS - **35**

TOTAL SQUARE FEET COMPLETED - **1.5 MIL L**

**ZENITH
COMMERCIAL COMPLEX**
Shivajinagar - 2000

ASHOK SANKUL
Ashoknagar - 2000

**SMRUTI
APARTMENTS**
Ashok Nagar - 2003

**AVANTIKA
APARTMENTS**
TMV Colony - 2005

**PURPLE CASTLE
CO-OP HOUSING SOCIETY**
Bibwewadi - 2006

**ASEEM
APARTMENTS**
Ramnagar Colony - 2008

ASHOK SANKUL II
Ashok Nagar - 2009

**TAKHSASHILLA
APARTMENTS**
Law College Road - 2000

**SURABHI
APARTMENTS**
Ashoknagar - 2000

**PRATHAMESH
APARTMENTS**
Ghole Road - 2003

PEACE N JOY
Model Colony - 2006

**MITHILA
APARTMENTS**
Model Colony - 2006

**GOMATI
APARTMENTS**
Erandwane - 2008

**CHINTAN
APARTMENTS**
Baner - 2009

**ATHARVA
APARTMENTS**
Ashoknagar - 2000

**SWAGAT SHILP
APARTMENTS**
Prabhat Road - 2002

**SANJEEVANI
APARTMENTS**
Ashok Nagar - 2004

**KISHKINDHA
APARTMENTS**
Salisbury Park - 2006

**PLEXUS
COMPLEX**
Aundh - 2008

**ANIMISH
APARTMENTS**
Ramnagar Colony - 2008

**SHARAYU
APARTMENTS**
Erandwane - 2009



LION | ONGOING PROJECTS - 5 | UPCOMING PROJECTS - 2 | SQUARE FEET IN PIPELINE - 6 LAKHS

**ANJOR
CO-OP HOUSING SOCIETY**
Baner - 2010

**AMELIA
APARTMENTS**
Model Colony - 2011

**APOORVA
APARTMENTS**
Bavdhan - 2012

**ATHENA
APARTMENTS**
Patwardhan Baug - 2014

**TRADEMARK LIFE
CO-OP HOUSING SOCIETY**
Pirangut - 2018

KANAK-KUNJ
Sahakar Nagar
Ongoing project

MARVELLA
Dhayari
Ongoing project

**CHETALI
APARTMENTS**
Mayur Colony - 2010

KESHAV LAXMI
TMV Colony - 2011

**SAI DEEP
APARTMENTS**
Karve Nagar - 2013

**MEHFIL
APARTMENTS**
Sahawas Society - 2015

**PARISHREYA
CO-OP HOUSING SOCIETY**
Lonavala - 2019

ANJOR GOLD
Baner
Ongoing project

ANNAPURNA
Kothrud
Ongoing project

BANK OF MAHARASHTRA
FC Road - 2011

**ANAND
APARTMENTS**
Baner - 2011

**ISABELLA
APARTMENTS**
Lullanagar - 2013

**MIZZLE
CO-OP HOUSING SOCIETY**
Lonavala - 2016

48 EAST PARK
Hadapsar in 2020

AAHANA
Lonavala
Ongoing project

48 EAST AVENUE
Hadapsar
Upcoming project

JANAKI APARTMENTS
Mukund Nagar
Upcoming Project



Architect

ANA
Avinash Nawathe

RCC Consultant

S. W. Mone and Associates
Shriram Mone

Legal Advisor

Adv. Udaykumar
Kulkarni



NEW FRONT
GROUP
Aesthetic spaces

NEW FRONT EPS VENTURES

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