

MARVEL
SELVA RIDGE ESTATE

Luxury homes with an attached forest reserve

Bavdhan-Pune

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YOUR PRIVATE HABITAT.

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Marvel Realtors presents its first gated community project, Marvel Selva Ridge Estate. Spread over 22 acres, its scenic landscape includes a 10 acre forest reserve. A diverse variety of unusual flowers, unique trees and exotic birds thrive under the dense forest canopy. With the forest reserve and open spaces covering 92 percent of the property, Marvel Selva Ridge Estate is a refreshing break from the concrete jungle.

Marvel Selva Ridge Estate offers a mix of villas and mid-rise apartments wrapped in greenery. Utmost care and effort has been taken to preserve every existing tree on the property while building these beautiful homes. Built on the quiet by-lanes, off the communal road amidst lush greenery, every home has an unrivalled view of the forest reserve. The homes are designed in such a way that no two villas or apartments overlook each other, so that the residents can take in the beauty of the flora and fauna in absolute privacy. Roofed parking and flourishing gardens opening onto the street, lend a suburban community feel to the property.

With a magnificent forest reserve right in the middle of modern infrastructure, Marvel Selva Ridge Estate is a masterpiece that blends the brilliance of technology with the wonders of nature.

A NATURAL SETTING.

Marvel Selva Ridge Estate is located at Bavdhan, a place where Mother Nature is at her glorious best. Located at a higher altitude than the rest of the city, it's nestled between three hills, the calm of the Pashan Lake and a famous romantic destination, Chandni Chowk. Being a part of such a picturesque landscape, Marvel Selva Ridge Estate is bound to take your breath away.

Despite being amidst a forest reserve, it's well connected to the city through the Pune-Mumbai Expressway. While it's just 20 minutes away from Hinjewadi, a prominent IT hub, it's also barely 15 minutes away from Balewadi. It takes only 8 minutes to reach Kothrud and the NDA and Army Research and Development area in Pashan is just 5 minutes away.



Strategic location:

- 5 major roads in the city meet at Chandni Chowk, a landmark close to Marvel Selva Ridge Estate
- It is a preferred choice for academic and research institutes as well as new residential properties

Connectivity and access:

- Kothrud – 8 minutes
- Mumbai-Bangalore Highway – 2 minutes
- Pune-Mumbai Expressway – 20 minutes
- Hinjewadi (IT hub) – 20 minutes
- Senapati Bapat Marg/Deccan – 15 minutes
- Shivaji Nagar – 20 minutes
- Pune railway station – 25 minutes

Key connecting roads:

- **Paud Road:** Connects Bavdhan to the biggest suburb of West Pune, Kothrud, as well as Deccan and the city. On the other side, it connects Bavdhan to a hill station and the Mumbai-Goa highway (NH 17)
- **Pashan Road:** Connects Bavdhan to the North-Western suburbs of Aundh and Baner along with the Pune University
- **Mumbai – Bangalore Highway (NH 4):** Connects Bavdhan to the Western suburbs, Hinjewadi IT Park and the Mumbai-Pune Expressway. On the other side it connects Bavdhan to the suburbs of Katraj and Kondhwa



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A HOST OF SPECIFICATIONS.

Lush landscapes spread across the property make Marvel Selva Ridge Estate a truly delightful abode. But living amidst a forest reserve and being close to nature doesn't mean giving up on the luxuries of modern lifestyle. Marvel Selva Ridge Estate offers a host of world class facilities, features and specifications. Every home matches up to international architecture standards with unparalleled quality finishes and finger-click control. Here are some of the amenities that every home in Marvel Selva Ridge Estate comes with.

VILLAS:

Living and dining room

- Imported marble flooring
- POP/Gypsum finish for walls and ceilings
- Wooden doors and door frames
- Telephone and cable TV connections

Bedroom

- Teak-wood/imported marble flooring
- Wooden doors and door frames

Kitchen

- Designer kitchen with hob and chimney
- Service yard
- Water purifier
- Wet and dry kitchens

Bathroom

- Vitrified/ceramic tiles
- Jacuzzi and steam room
- Separate shower cubicle and dry area
- Wash basin with counters
- Finest quality fittings and sanitary ware
- Solar water heater connection

Private elevator

VRV central air-conditioning

Outdoor decks

Swimming pool

APARTMENTS:

Living and dining room

- Imported marble flooring
- POP/Gypsum finish for walls and ceilings
- Wooden doors and door frames
- Telephone and cable TV connections
- Landscaped terraces with flower beds

Bedroom

- Vitrified flooring
- Air-conditioning
- Wooden doors and door frames

Kitchen

- Designer kitchen with hob and chimney
- Dry balcony
- Water purifier
- Wet and dry kitchens

Bathroom

- Vitrified/ceramic tiles
- Jacuzzi and steam room
- Separate shower cubicle and dry area
- Wash basin with counters
- Finest quality fittings and sanitary ware
- Solar water heater connection

NATURE'S BLUEPRINT.

To call Marvel Selva Ridge Estate a gateway to heaven wouldn't be an exaggeration. For 22 acres of pure bliss await you as you enter. When you walk in, it's as if you have entered a green canvas on which a masterpiece has been painted with utmost care. A masterpiece that blends man-made luxury with nature's glory. State-of-the-art homes and modern amenities are cushioned in the lap of a forest reserve. The very feature that sets Marvel Selva Ridge Estate apart. Also a lot of planning and effort has gone in to preserve all the other existing trees that are scattered throughout the landscape.

As you enter the driveway, tall green trees standing on both sides welcome you. Take the first left turn to enter the seven storeyed apartments. The apartments sit comfortably surrounded by a beautiful view. While they overlook the central landscaped area from one side, the other side boasts of a picturesque forest reserve.

As you go further, you find yourself at the entrance of the villas. This road connects you to all the villas. The left side is lined with a row of Jade Villas along with the Mango Villa. The right side houses all the Emerald Villas. These villas are positioned on the top of the slope and enjoy great views of the forest reserve from one side. The lane that takes you to the villas is quiet, and has been constructed to perfection. So you can go for a walk, or cycle around the property in peace.

The central area between the villas and the apartments is nothing less than paradise. Inspired by agricultural farmlands, the landscape incorporates patches of flora in all shades of green. Amidst this riot of green, beautifully designed structures are packed with amenities of international standards. Every single structure has been built carefully to make sure all the existing trees remain intact. You can soothe your senses in the clubhouse, barbecue area, gym and the different types of pools.

The clubhouse floating comfortably on the reflecting pool is a medley of green and blue. While blankets of flora envelop it from all sides, the deep blue from the pool encircles it. The water from the lap pool makes its way to the wading pool and continues to the ground level of the clubhouse. It flows further to cascade into the lower ground level over a wall, creating a completely soothing ambience. This lower ground level has an open wellness deck where you can overcome a hard day at work through meditation and yoga. You can also enjoy a rejuvenating massage in complete privacy at the spa with a dedicated space for men and women. And follow it up with a refreshing session in the steam, sauna or Jacuzzi. However, if you're in the mood to socialise, call some friends over and party with them in the lounge area.







Besides the clubhouse, there is a large barbecue area where you can enjoy long Sunday brunches. Adjoining this area is a children's playground. Watch your kids play hopscotch here or go for a swim in the pool nearby. This area has another water body, a reflecting pool. What adds to its beauty is that existing trees are cradled amidst the water. More blue meets the eye as a serene wading pool flows silently towards the clubhouse on one side and joins the Olympic-sized lap pool on the other side.

The Olympic-sized lap pool is quietly tucked away in a cosy corner full of tall trees. It has been meticulously designed to resemble the still, calm water of a forest lake. Its deep blue hue bordered with lush greenery will virtually transport you to an exotic forest locale. So dive into the 50 metre lap pool and get immersed in tranquillity. Or float in mirth on the bubble beds. You can also bask in the warm sun and get a tan on the sun deck that floats above one side of the pool. The opposite side is thronged by eight wooden cabanas. A perfect place to just stare into the deep blue or catch a wink amidst the melodious chirping of birds. The lap pool also cocoons a fully equipped gym. Work out in the unique floating gym while you take in the beauty of the scenery through its glass panelled exterior. The gym comes complete with a shower area and changing rooms. You can also play table tennis and billiards in the game room below the gym.

The striking scenery and soothing amenities are a treat for your body, mind and soul. With so many ways to unwind and so much greenery to take in, every day at Marvel Selva Ridge Estate will be a great new experience.

NATURE MEETS MOOD LIGHTING.

With unrestricted access to the forest reserve, it's only natural that you spend more time outdoors. However, you can manage your home from wherever you are, thanks to the state-of-the-art home automation technology.

The apartment management systems in the form of touch screens and remote controlled interfaces let you control every appliance in your home even when you are not in. So whether you are taking a walk in the woods, or away travelling, you can virtually run your home through centrally located LCD touch panels or via the Internet.

The updated technology also addresses all your security concerns. With access controls in the lift lobby and CCTV surveillance cameras installed in various parts of the property, your home is safe at all times, whether you are in or outdoors.

More automation wonders are available on demand.

- Keep your CD/DVD player, audio/video servers, cable/satellite dish receiver, radio receiver and other equipments at one location and play them from any room, through the multi-room audio and video distribution
- Water the plants in your terrace garden depending on the moisture content in the soil
- Save energy through intelligently installed presence sensors and dimmers and also AC controls that judge the requirement and occupancy of a room
- Draw curtains and adjust the light settings at the flick of a finger



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PRESERVING NATURE.

Endless rows of trees, exotic flora and fauna, peace, quiet and cleaner air, what more could you ask for? Living amidst a forest has a series of benefits; therefore extra care must be taken to preserve its sanctity.

We at Marvel understand this and adhere to living an eco-friendly lifestyle, one that makes optimum use of our precious natural resources. We strive to do our bit for the planet. And our efforts have been recognised by the IGBC Green Homes rating system. We have the highest number of projects with platinum green pre-certification in Pune and rank second in the country. In terms of built-up area, we stand firmly at fifth position.

Some of the green initiatives at Marvel Selva Ridge Estate include:

- Heat and ventilation studies at the design stage
- Architectural design that ensures good ventilation and maximum use of natural lighting
- Renewable energy via solar heating systems
- Rainwater harvesting
- Use of home automation that senses the need in a room and regulates lighting and air-conditioning
- Ensuring the plants in our large landscaped gardens are indigenous and drought-tolerant
- Utilising recycled water for flushing and landscaping
- Use of energy efficient CFL fixtures
- Segregation of organic waste via vermiculture
- Use of environment friendly construction materials like fly ash
- Large terraces with ample landscaping
- Efficient irrigation systems





HOMES OF A DIFFERENT NATURE.

At Marvel Selva Ridge Estate, homes come in different shapes and sizes. But all of them are equally breathtaking. Every home is adorned with state-of-the-art specifications that enhance your lifestyle. Choose from luxurious villas and apartments. Rest assured every single home gives you an unprecedented view and access to the forest reserve.

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THE MANGO VILLA

The mango tree,
a huge, green, canvas
that sways to the tune of the wind,
with yellow succulent promises,
eager to fill your senses,
with fragrance, flavour and freshness.

Now imagine a home built around such a tree, flourishing year after year, right outside your window. Untouched, bursting with ripe fruit, growing side by side with you. A home where Mother Nature and man-made luxuries live in perfect harmony. Welcome to the ripest form of indulgence. Welcome to the Mango Villa.

With a huge mango tree at the heart of its blueprint, the three storeyed Mango Villa has been designed while preserving nature to its utmost. The 22000 square feet villa has been crafted to perfection such that every tree remains untouched and stands sacrosanct.

A gate flanked by a beautifully structured cabana, opens into a lush green garden that envelops the length and breadth of the villa. Spread across 12100 square feet, it merges seamlessly with the surrounding greenery and opens into the landscaped area from the other side. A part of the garden converts itself into a party lawn, perfect for entertaining guests. As your eyes pan from fresh green to deep blue, you find yourself in front of a 75 feet serene swimming pool that's all yours. The vast outdoor decks adjoining this area let you do whatever it is that you love. Unwind, read a book, lounge by the pool or simply stare into the wallpaper-like view.

As you move indoors, so does the forest. Huge glass sliding doors panelling one side of the ground floor reflect the outside greenery on the stylish walls inside. All the rooms are open, airy and bright, thanks to the 14 feet high ceiling. The open plan living room spread across 1300 square feet is enormous to say the least. With imported marble flooring that spells luxury and an outdoor deck that brings the outdoors inside, the living room is truly a sanctuary of extravagance. Adjoining the living room lies a state-of-the-art, private, acoustically designed home theatre room. Now watching your favourite blockbusters will feel like a trip to the multiplex.

The kitchen on the other side of the ground floor is just as breathtaking. With an island bench equipped with a hob and chimney along with classy cabinets that have enough room for all your essentials, the kitchen is sure to kindle the master chef in you. Sip on wine, catch up with the family over elaborate meals in the grand and spacious formal dining area alongside the open kitchen. The dining area overlooks the beautiful view of the soothing pool from one side and the lush greenery from the other two sides. A separate wet kitchen adds to your convenience and leads into the service yard, with a separate entrance to enter or exit the villa. It is also connected to the servants' quarters and the utility room.

The lavish lobby serves as the main entrance to your home. This main, grand entrance is on the first floor and is made up of a three storeyed spiral staircase that lets you move through the villa seamlessly. Adorned by a glass enclosure that offers protection from the sun, the spiral staircase looks like a work of art. Along with a staircase, the lobby also has a private elevator that lets you move through the villa in a matter of seconds.

The first floor redefines the word 'space' with its 12 feet high ceiling. It has four en-suite bedrooms that come with either teak-wood or imported marble flooring according to your choice. While all the bedrooms overlook the landscaped area, three bedrooms enjoy a sit-out area with a stunning view.

Go a level above and you will find yourself on cloud nine. The master bedroom here is a different world in itself. The open terrace that brings the flora inside makes it less of a bedroom and more of a natural retreat. The walk-in wardrobe with a dedicated space for 10 cupboards will unleash the shopaholic in you. Side by side to the master bedroom sits a host of leisure amenities. Relax and unwind in the Jacuzzi, gym, spa, steam and sauna that overlook your private garden.

The indulgence continues as you reach the topmost floor. Enjoy unparalleled views of the entire property or grow some wild chrysanthemums in the two rooftop terrace gardens. Pure bliss.

Key highlights

- 22000 square feet villa
- 8500 square feet garden
- 75 feet private pool
- Wooden cabana
- Garage with space for five cars
- Imported marble flooring in the living, dining area and lobbies
- Kitchen with island bench, hob and chimney
- Teak-wood/imported marble flooring in all the bedrooms
- High ceilings
- Private home theatre, gym, spa, Jacuzzi, steam and sauna
- Two private rooftop terrace gardens
- Private elevator





EMERALD VILLAS

The seven Emerald Villas nestled within Marvel Selva Ridge Estate are a cut above the rest, literally. Situated on a hilltop, they give you an unparalleled view and access to the forest reserve covering the slopes of the mountain. The beautifully designed trenches between your home and the forest ensure your safety, without obstructing the gorgeous view that lies ahead.

Ranging from 12000 to 13000 square feet, all the villas are immensely spacious. A driveway winding across a beautifully designed landscape takes you to the lower ground level of the villa. Once you pass the three car garages, you find a plush lobby that leads to the living area through a staircase. This staircase is surrounded by a glass facade, optimising daylight penetration and views while carefully controlling unwanted heat gain and glare. If you don't want to take the stairs, you also have the choice of using a private elevator to reach different parts of the villa in just a few moments. The lower ground level also has two servants' quarters with a separate entrance and a utility area with an independent staircase to enter the villa.

The entrance lobby takes you into an airy and spacious ground floor with a 14 feet high ceiling. The open plan living and dining areas have been designed such that walls don't get in the way of your conversations. The imported marble flooring adds a finishing touch to the decor. This area opens into an outdoor deck overlooking a 50 feet calming, blue pool. Take a dip, lounge by the pool on the cabanas or walk straight into the beautiful woods from the second gate.

The Emerald Villa hosts two types of kitchens. The first one is an open kitchen facing the living and dining area, and can be customised into a bar. The other kitchen is equipped with an island bench complete with a hob and chimney along with wooden storage cabinets and other premium fittings. The kitchen has direct connectivity to the open service yard and the utility area. Next to it is the servants' quarters. Walk further down to find a plush guest bedroom that's both spacious and luxurious.

When you climb upstairs, the first floor with a 12 feet high ceiling welcomes you. It is made up of a master bedroom and three other en-suite bedrooms. Two bedrooms overlook the driveway leading to your villa and the other two feast on the view of the forest reserve. The wide open balcony in the master bedroom makes you wonder where the room ends and the forest begins. Here you are showered with all the luxuries of life, namely a private sit-out area, walk-in wardrobe that can store up to 10 cupboards and a bathroom with a steam area and Jacuzzi. If you think life couldn't get better, go up to the second floor.

Here you will find a family lounge and gym with a glass-panelled exterior. Now getting in shape comes with a breathtaking view. You can also pamper yourself in your very own private spa or catch your favourite flick in the private home theatre that's acoustically designed.

There are more surprises in store as you reach the topmost floor. Here two rooftop terraces are at peace with the surrounding greenery, allowing you to feel the same.

Key highlights

- Ranging from 12000 to 13000 square feet
- 50 feet private pool
- Wooden cabana
- Garage with space for three cars
- Imported marble flooring in the living, dining area and lobbies
- Kitchen with island bench, hob and chimney
- Teak-wood/imported marble flooring in all the bedrooms
- High ceilings
- Private home theatre, gym, spa, steam and Jacuzzi
- Two private rooftop terraces
- Private elevator

JADE VILLAS

Eight villas ranging from 9000 to 9800 square feet adorn Marvel Selva Ridge Estate. Standing three storeys tall every villa is spacious and has been carefully crafted to perfection. The architecture is such that no two villas face each other, thus ensuring absolute privacy for the residents. A common feature wall has been so designed that it maintains complete privacy while seamlessly merging all the open spaces. It also ensures that every villa gets to enjoy the maximum greenery. While the front doors of the villa open straight onto the suburban street, a gate at the far end of the garden lets you enter a stunning landscaped area.

A beautifully designed entrance lobby takes you inside the villa. Built amidst an abundance of greenery, every villa has its own private flora. This evergreen garden accommodates a 50 feet infinity pool that merges seamlessly with the surrounding greenery. A large outdoor dining and barbecue area has been chiselled out of the garden area. Host lavish Sunday brunches for your friends and family. As you leave the mesmerising outdoor and step inside, sheer luxury awaits you.

The ground floor with a 14 feet high ceiling gives you a warm welcome. It houses a large living and dining area. While one side of this area brings in a dash of green from the landscaped area, the other side lets the cool blue of the pool seep in through the glass panelled sliding doors. An open lifestyle kitchen, that can also be used as a bar, also faces the living and dining area.

As you move further inside the house, you enter the second kitchen. It comes with an island bench studded with a hob and chimney of international standards, along with carefully designed cabinets for storage. The kitchen opens into the outdoor barbecue deck from one side and leads into the wet kitchen and utility area. The servants' quarters and an open service yard are an added bonus. Travel seamlessly through the different levels of your home through the private elevator located here.

As you go to the second floor, three en-suite bedrooms with a 12 feet high ceiling await you. The master bedroom incorporates a mesmerising view of the private landscape from the sit-out area. It comes fully equipped with a walk-in wardrobe that has space for up to 10 cupboards. A dream come true. The master bathroom further pampers you with a steam area and Jacuzzi.

As you go up to the third floor, you find an additional bedroom and family room. Both of them open into outdoor decks that give you a view of the vibrant vista. Climb up to the next floor and discover paradise. Enjoy starlit dinners or point to the Milky Way from the privacy of your rooftop terrace garden.

Key highlights

- Ranging from 9000 to 9800 square feet
- 50 feet infinity pool
- Outdoor dining and barbecue deck
- Garage with space for three cars
- Imported marble flooring in the living, dining area and lobbies
- Kitchen with island bench, hob and chimney
- Teak-wood/imported marble flooring in all the bedrooms
- High ceilings
- Private home theatre, gym, spa, steam and Jacuzzi
- Private rooftop terrace garden
- Private elevator





4.5 BHK APARTMENTS

The mid-rise buildings at Marvel Selva Ridge Estate offer you 4.5 BHK apartments with endless space. Sized at 4810 square feet, every apartment is adorned with amenities. The vast living room and the spacious dining area are enveloped by a large open terrace overlooking the green scenery. Next to this area is a kitchen equipped with an island bench that has a hob and chimney of international standards, along with wooden storage cabinets of premium quality. A separate wet kitchen aids functionality. Four en-suite bedrooms ensure every single member of the family enjoys their own space. The master bedroom gives you an unprecedented view of the lush landscaped area outlined by the serene forest reserve. The apartment also offers a guest room and servants' quarters adding to your comfort and convenience. And some apartments offer you the additional luxury of a private swimming pool.

The 4.5 BHK garden apartments are spread across 6455 square feet. Situated on the ground floor, they come with a large terrace garden and a private lawn that includes existing trees as well. Read a book, have a picnic or simply take a nap in the cool shade. Plant exotic flora and get creative in your very own garden. The lush green lawn is also the perfect venue for an outdoor party and a perfectly safe play area for your kids to throw around a Frisbee and what not. You can also take a dip in the pool that's located here. This garden opens into the landscaped areas outside through a small, convenient gate.

The 4.5 BHK penthouses, sized at 6320 square feet, are located on the topmost floors of the mid-rise buildings. They indulge the owner with a private terrace on both the floors. As you climb up to the top terrace, you are greeted by a large private deck outlined by a pool on one side and a pantry area on the other. And if that isn't good enough for you then the large family room that opens into a deck is another breathtaking space to spend time with your loved ones for some one-on-one family time.

As stylish and luxurious as they are, the apartments are also technologically advanced. They are fully automated, so you can control your home even when you are away from it. Built in a staggered architectural style, every apartment enjoys an unobstructed view of the scenic forest reserve.

3.5 BHK APARTMENTS

The mid-rise buildings at Marvel Selva Ridge Estate offer you large 3.5 BHK apartments. Sized at 3025 square feet, every apartment is spacious and studded with amenities. The large living room and stylish dining areas are splashed with greenery by a large terrace from where the beautiful vista and the wellness area can be viewed. The separate wet and dry kitchens are adorned with premium fittings. These apartments come with three comfortable en-suite bedrooms. From the master bedroom, you can take in the mesmerising view of the scenic landscape and the forest that extends beyond. It also lets you pamper yourself with your very own private Jacuzzi and steam room. There's a separate servants' quarters as well. Vitrified flooring, solar water heater and many other amenities make the indoors as tempting as the outdoors.

The 3.5 BHK garden apartments on the ground floor, are spread across 4245 square feet. Indulge your love for the flora in your private garden. You can also go for a jog, take long evening strolls or count the midnight stars. An intricately designed gate lets you enter the landscaped areas outside.

The 3.5 BHK penthouses, sized at 4200 square feet, are located on the topmost floors. They come with a promise of immense space and luxury. And they certainly meet that promise. Climb up to the top floor and show off your private terrace and deck to friends. The deck has an amazing view of the forest reserve. You can also entertain friends on the private lawn and stir up some delicacies in the pantry area.

While the apartments set high standards in style and luxury, they also take technology to a whole new level. Every home is fully automated which means you can manage your home from wherever you are. The building follows a staggered architectural style so that every apartment gets an undisturbed view of the forest reserve.

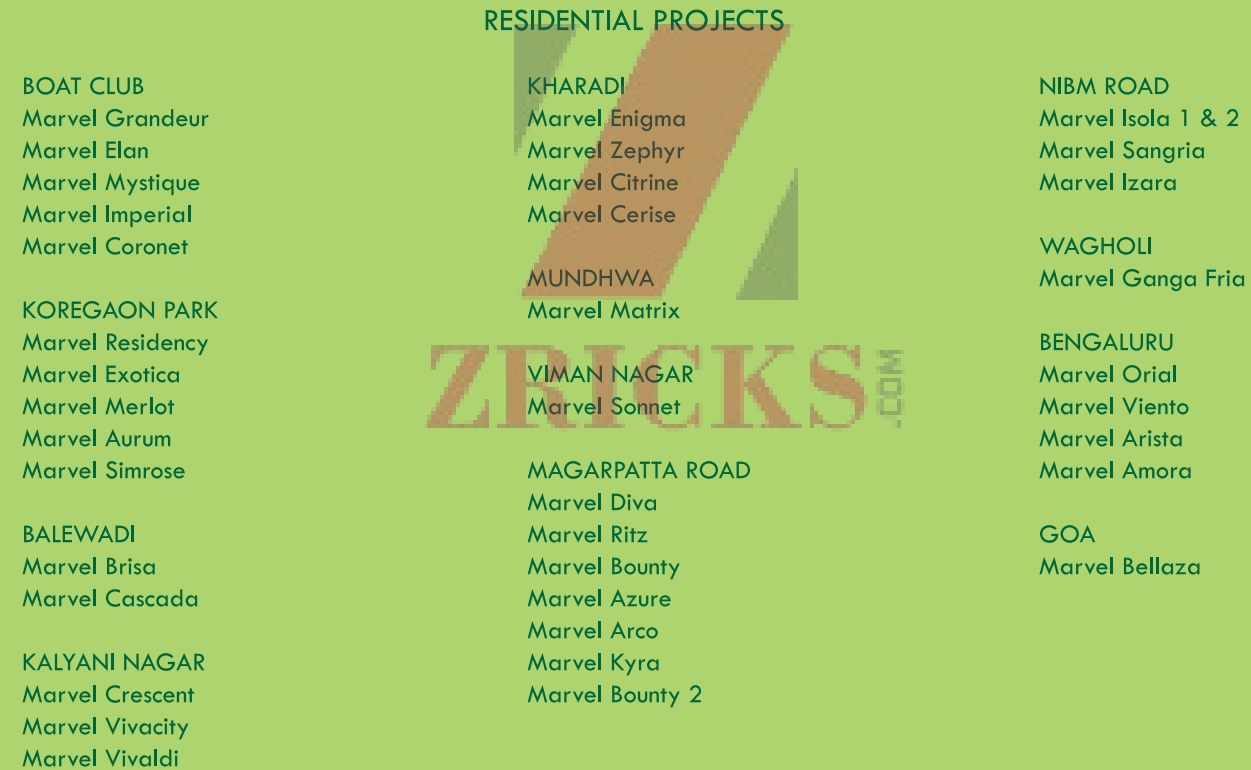


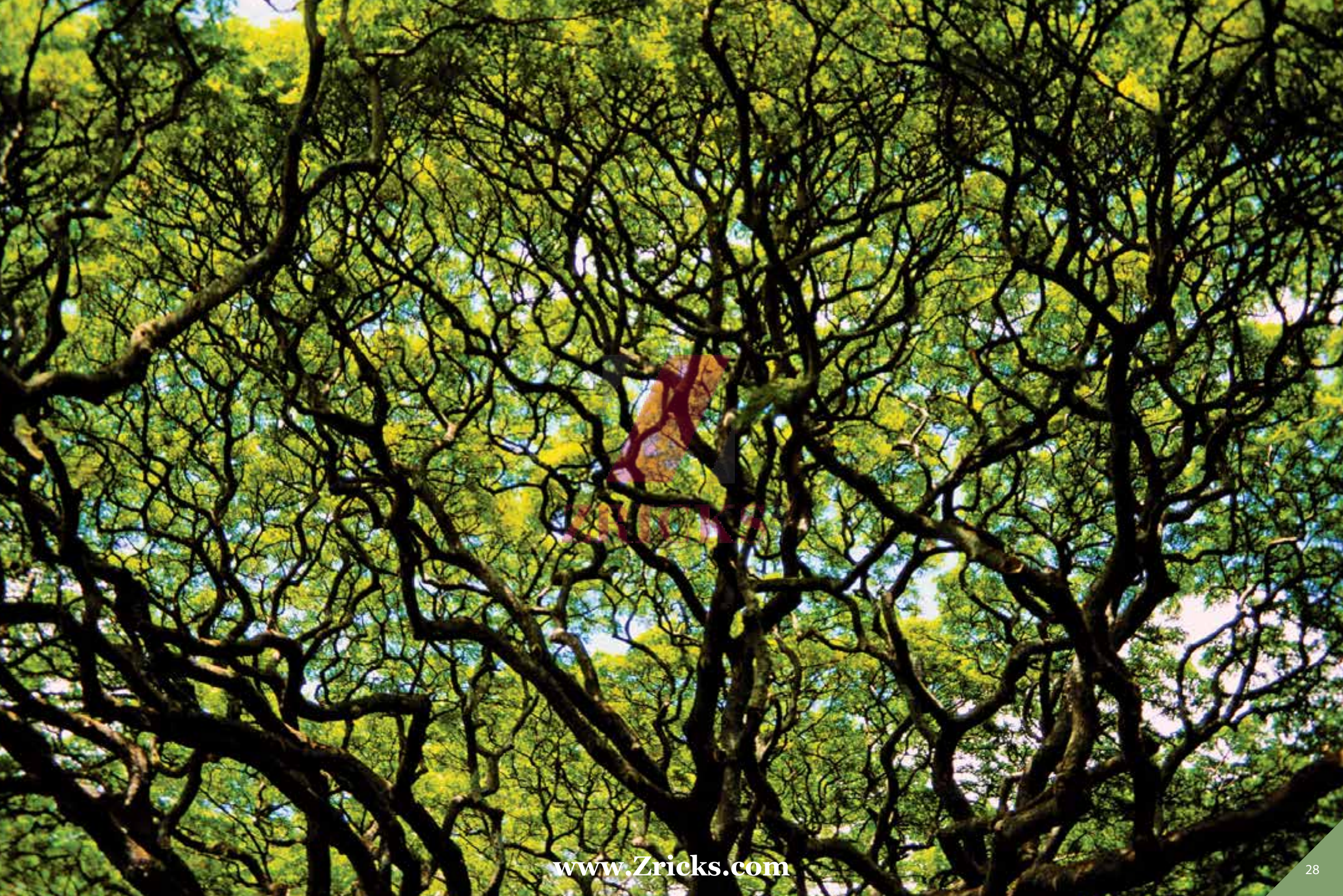
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THE MARVEL FAMILY TREE.

11 years. 24 million square feet. And Marvel Realtors continues to grow, every day. Several well-planned projects grace the elite locales in Pune like Koregaon Park, Boat Club, Kalyani Nagar and Mundhwa while more are taking shape in Kharadi, Magarpatta Road, NIBM, Viman Nagar, Balewadi, Kondhwa, Wagholi, Bavdhan and Lulla Nagar. Marvel Realtors is also making its presence felt in Mumbai, Bangalore and Goa.

While it continues to create beautiful homes for people, it has also forayed into commercial projects, creating world-class spaces for 21st century businesses. These intelligent workspaces stand tall in Viman Nagar, Lulla Nagar, Magarpatta and Hadapsar.







Site Address: Survey no. 46 and 63, Bavdhan, Pune.

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