



**A MARVEL  
COMES  
TO LIFE**



SCALE NEW HEIGHTS OF

**LUXURY**

A MARVEL IN THE MAKING... AT **BALEWADI**

## About Developer

Established in 2008, Platinum Buildcon is renowned for integrity, competence, and professionalism. We are a brand hailed for our trustworthy expertise and experience in the real estate industry. Platinum Buildcon is particularly driven about providing an extraordinary experience to homeowners looking for an exceptional lifestyle.

Situated in a mix of professional and communal culture, our organisation prides itself in providing singular attention to the customer. We nurture relationships, respect deadlines, and above all value the faith shown by the customer. We truly believe that the way to success is by providing solutions, emphasising innovation, and the zeal to value each client, each transaction.

**11+**

Years in the Industry

**600+**

Happy Customers

**8+**

Projects Delivered

**4L+**

Sq.Ft. Under Construction



**Manoj Yeole**  
Director

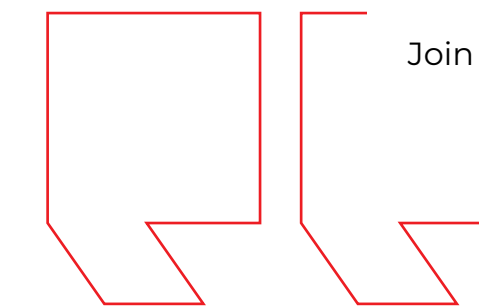
## TOP MANAGEMENT

Welcome to Platinum Marvelle, an epitome of opulence and innovation meticulously crafted by Platinum Buildcon for Indian lifestyles.

Driven by the aspiration to redefine Balewadi's skyline, Platinum Marvelle stands as an architectural marvel designed to surpass expectations. Here, you not only get to go higher by reaching new heights in the elevation, but you also get the opportunity to elevate your standard of living. The vibrant and lively homes beckon you to an unparalleled experience where every detail exudes elegance and comfort.

Once you step into Platinum Marvelle, we promise you a sanctuary so captivating that leaving will be the last thing on your mind.

Join us in embracing a lifestyle that transcends the ordinary.





Artistic Impression



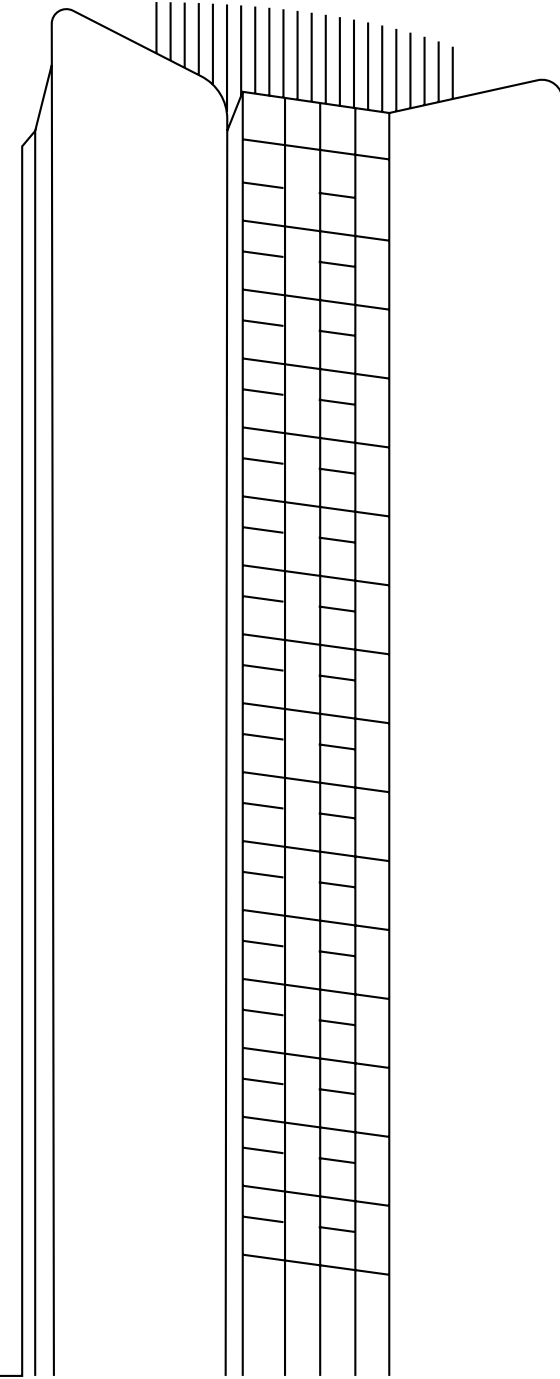
**3B+G+**  
**34 Storeys**  
of Marvellous  
Architecture

**11<sup>th</sup> Floor**  
Recreational Pad  
for Rejuvenation

**3 Levels**  
of Parking

**3 Levels**  
of Amenities





### What truly defines a good design?

It's not merely about aesthetics; it's about seamlessly blending form with function, ensuring economic viability, and embracing sustainability. Platinum Marvelle stands as a testament to our commitment to good design - a harmonious union of visual appeal, functionality, and adherence to principles such as zero-waste architecture. In our pursuit of excellence, we've made the starting point for great endeavours, crafting homes that not only captivate the eye but also serve as an enduring testament to the essence of thoughtful and purposeful design.

## DESIGN PHILOSOPHY

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**Hafeez Contractor**  
Architect

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### A TIMELESS MASTERPIECE

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As an avid advocate for high-rise architecture, I believe that its allure lies not just in its majestic grandeur but also in its inherent ability to address the pressing needs of our time.

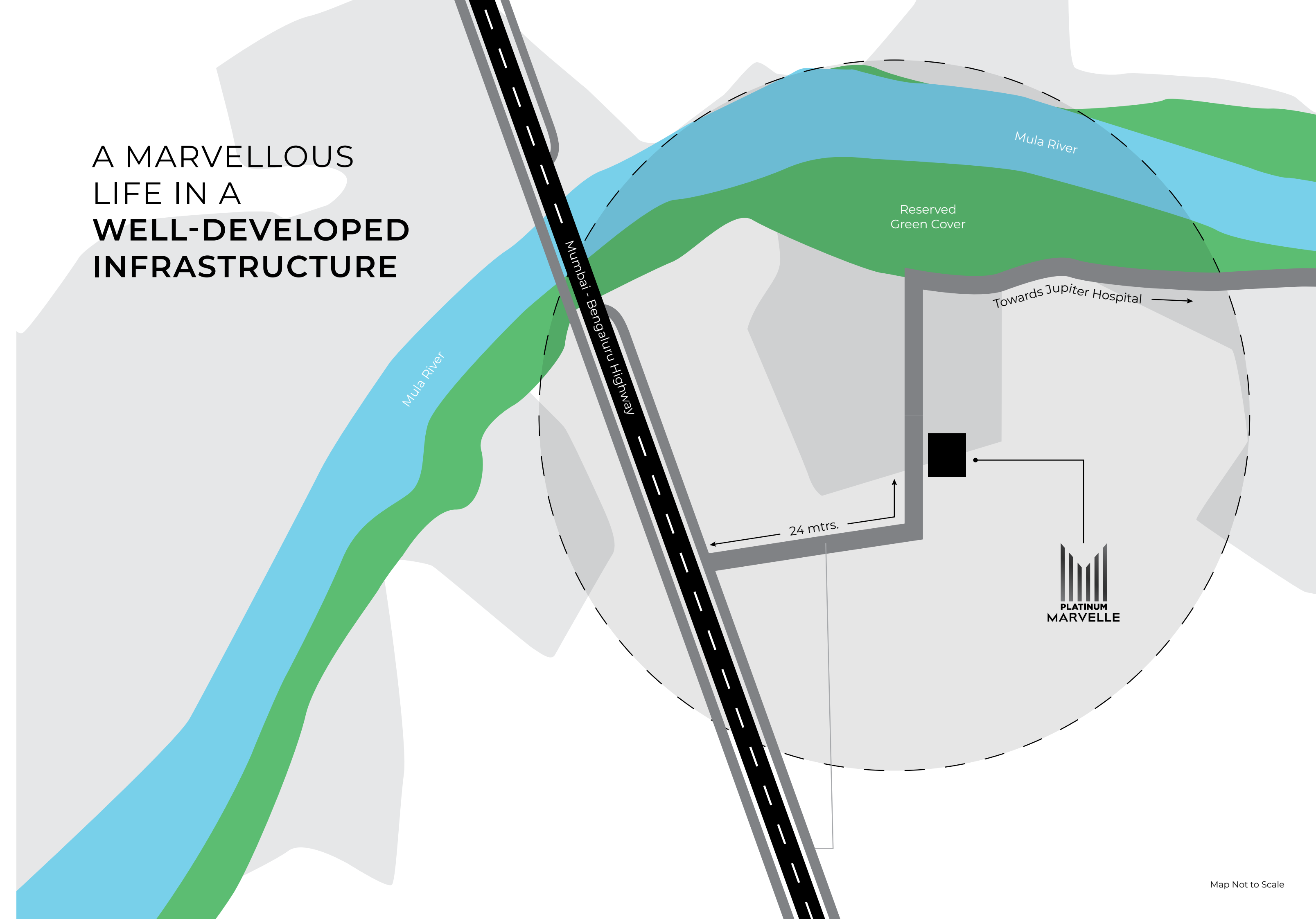


IT STARTS WITH A  
LANDMARK

# LOCATION



A MARVELLOUS  
LIFE IN A  
WELL-DEVELOPED  
INFRASTRUCTURE





# A LANDMARK LOCATION

A MARVEL IN THE MAKING

## Shopping Centres



- » Gravity 5 mins
- » Balewadi High Street 5 mins
- » D Mart 5 mins
- » Phoenix Mall of the Millennium 9 mins
- » Commercial Wall Wakad 10 mins
- » Xion Mall 14 mins

## Education Centres



- » MITCON International School 3 mins
- » PICT Model School 7 mins
- » Indra College of Architecture & Design 12 mins
- » D.Y. Patil Institute 5 mins

## Hospitals

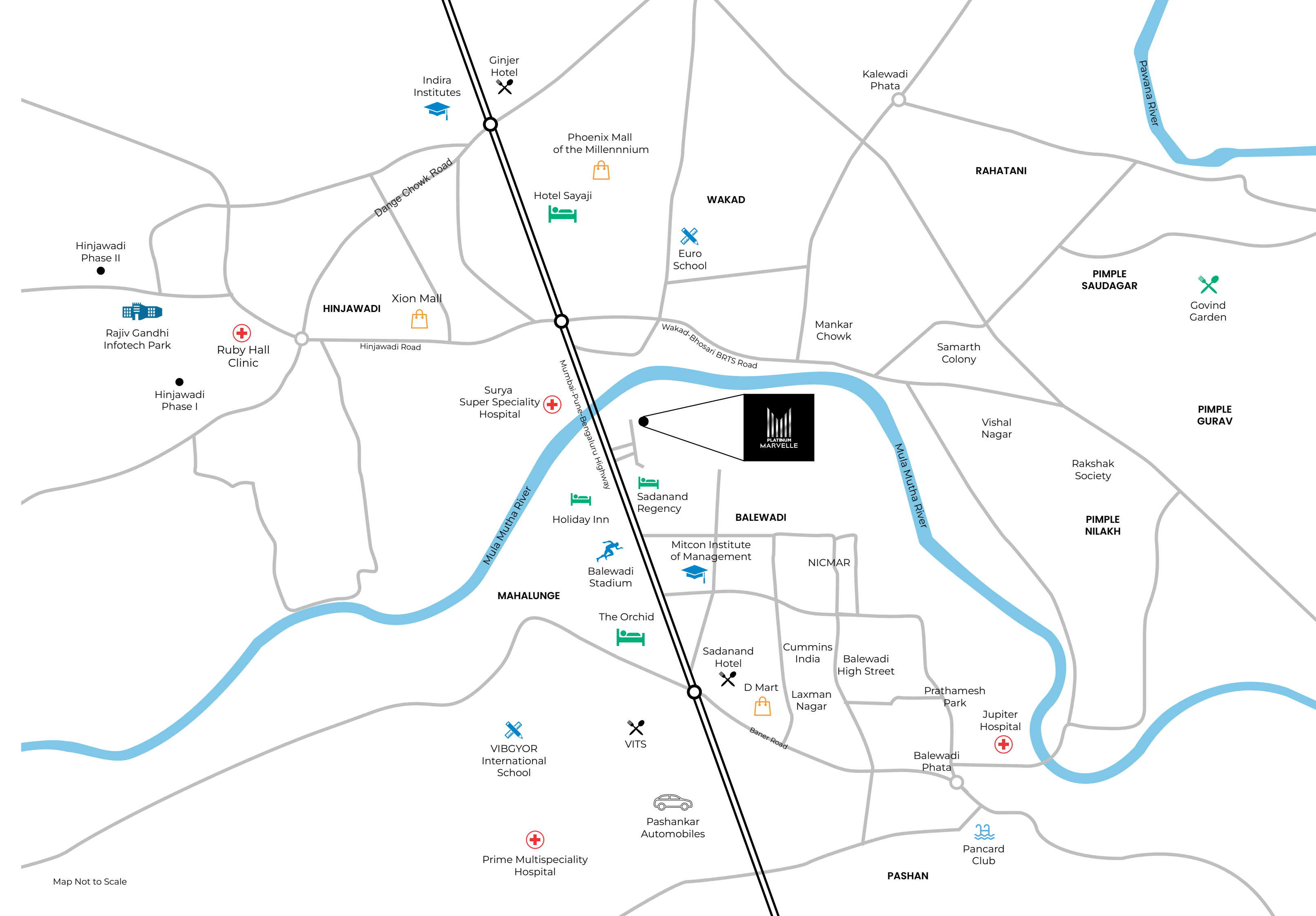


- » Surya Super Speciality Hospital 7 mins
- » Lifeline Multispeciality Hospital 9 mins
- » Jupiter Hospital 10 mins
- » Prime Multispeciality Hospital 12 mins
- » Ruby Hall Clinic 17 mins

## Connectivity



- » Hinjawadi Flyover 2 mins
- » Pune-Mumbai Expressway 15 mins



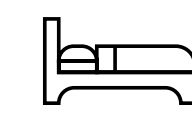


# REDEFINING THE SKYLINE OF BALEWADI

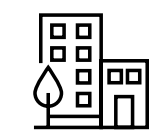
A TOWERING STRUCTURE  
WITH UNMATCHED DESIGN



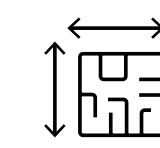
## PROJECT HIGHLIGHTS



4, 3 & 2 BHK  
**Bed Residences**



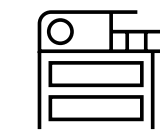
3B+G+34 Storeys  
**Landmark Design**



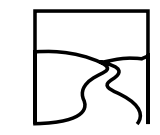
Residences with  
**Sprawling Carpet Areas**



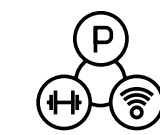
A Landmark Location with  
**Unparalleled Connectivity**



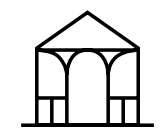
One of a kind  
**Duplexes & Penthouses**



Premium Abodes with  
**Mesmerising River Views**



Alluring Amenities  
**Over 3 Levels**



Unique Recreational  
**Pad on 11<sup>th</sup> Floor**



A MARVELLOUS  
ARRAY OF  
**FACILITIES**



Alu-form  
Technology



AC Gymnasium



Piped Gas  
Provision



Double-height  
Entrance Lobby



LED Lights in  
Common Areas



Designer  
Entrance Lobby



Concierge Desk  
in Lobby



AC Recreation  
Zone



Energy Efficient  
Fittings



Restrooms for  
Drivers & Servants



AC  
Cafeteria



Fire Staircase &  
Refuge Area



Landscaped  
Greens



Accessible  
Facilities for  
Specially Abled



Multipurpose  
Active Zone



AC Music  
Room



AC Conference  
Room & Library



AC Gaming  
Zone

Artistic Impression





AN OASIS IN THE  
**SKY**



Artistic Impression





Artistic Impression

 A GRAND ENTRANCE TO  
LUXURIOUS LIFESTYLES



Artistic Impression

DOUBLE-HEIGHT  
DESIGNER ENTRANCE LOBBY 





Artistic Impression



TEMPERATURE  
CONTROLLED  
SWIMMING POOL





Artistic Impression

 SERENE SEATING AREA



Artistic Impression

EXCELLENT BASKETBALL COURT 





Artistic Impression

 IMMERSIVE  
GAMING ZONE



Artistic Impression

ENERGETIC  
ACTIVITY AREA 





Artistic Impression

 STATE-OF-THE-ART  
GYMNASIUM



Artistic Impression

ENLIGHTENING  
LIBRARY SPACE 





SPACIOUS  
MULTIPURPOSE  
HALL





# GREEN FEATURES

At Platinum Marvelle, sustainability is not just a concept; it's a way of life ingrained in every aspect of our design. Our commitment to environmental responsibility is exemplified through a range of green features that define the ethos of our project.



**EV Charging Point**



**Solar Water Panels on Rooftop**



**Native Plantations**



**Sewage Treatment Plant**



**Rain Water Harvesting**



**Organic Waste Converter**



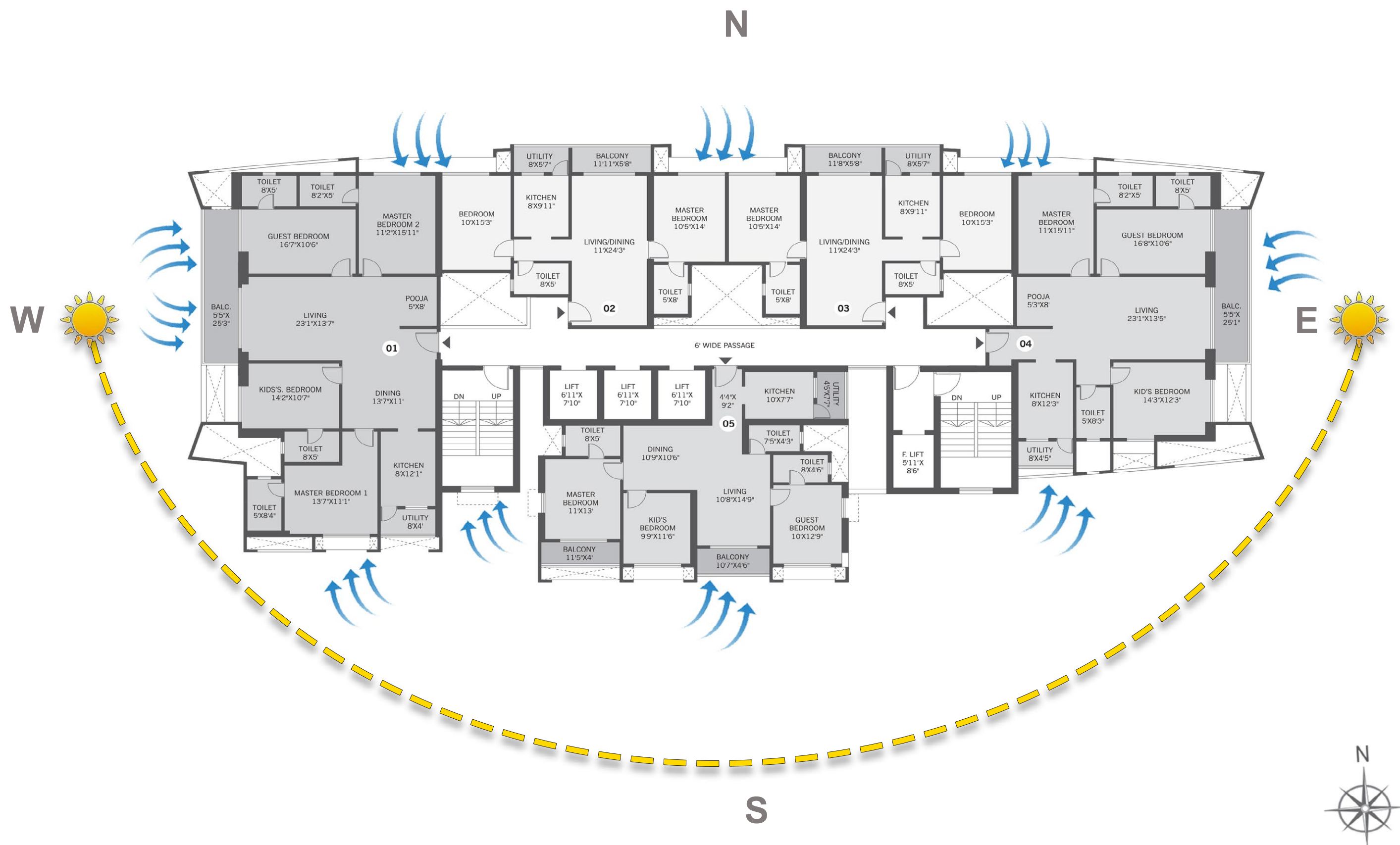


## NATURAL LIGHTING TO BE PROVIDED THROUGH LIGHT-PIPES IN EVERY BASEMENT

- » Renewable energy sunlight source
- » Maintenance free lighting solution
- » Long life product solution
- » Low carbon footprint energy efficient
- » Low operating cost







## HOMES DESIGNED FOR OPTIMAL SUNLIGHT AND MAXIMUM VENTILATION

The strategic designs and layouts of the homes ensure that you would get ample sunlight and ventilation throughout the day. This would guarantee that you would get an amazing and refreshing living experience which would enrich the quality of your life!





## SPECIFICATIONS

### Flooring

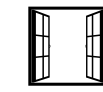
- » Italian finished vitrified flooring – 600mm x 1200mm
- » Laminated wooden flooring in one master bedroom
- » Anti-Skid vitrified flooring for dry balcony
- » Anti-Skid vitrified flooring for all balconies
- » Anti-Skid vitrified flooring in all washrooms
- » Dado tiles in washrooms up to 8 feet

### Electrical

- » LeGrand, Schneider, Wipro or equivalent electrical switches of premium quality
- » Concealed Polycab or equivalent wiring
- » Power backup for designated lighting, fan, and fridge points
- » Provision for television point in all bedrooms and living room
- » AC points in living room and all bedrooms

### Lifts

- » 1 stretcher lifts from Schindler or equivalent brand
- » 3 service lifts from Schindler or equivalent brand



### Doors/Windows

- » Premium laminated main door with digital lock (Yale or equivalent)
- » Premium laminated door with mortise lock for all washrooms
- » Three track sleek series aluminium window with mosquito mesh
- » Powder coated aluminium windows
- » Toughened glass railings for all balconies

### Washrooms

- » Premium laminated door with mortise lock
- » Premium CP fittings from Grohe or equivalent brand
- » Premium sanitary fittings from Duravit or equivalent brand
- » Glass partitions with glass door in all washrooms
- » Anti-skid vitrified tiles in all washrooms
- » Dado tiles in washrooms up to 8 feet
- » Provision for exhaust fan and geyser
- » Single lever hot and cold mixer with overhead shower Grohe or equivalent

### Security System

- » Secure gated community
- » Security personnel at key entry and exit points
- » Boom barrier with security cabin at project entrance
- » Security cabin with monitoring system
- » CCTV cameras at key points in the project
- » Fire hydrants around the building and on each floor
- » Video Door Phone for each residence
- » Access control for entrance lobby and recreation floor





**Mahesh Nampurkar**  
Landscape Architect

## BEYOND STRUCTURES: HOMES WITH A HEART

With this project, we've gone beyond just constructing buildings; we've crafted a therapeutic landscape where every inch, especially the expansive terraces, is meticulously planned to rejuvenate both residents and the environment.



Every home is a testament to precision and innovation, with well-planned amenities catering to your every need.

## LAYOUT PLAN

1. Entrance Gate
2. Entrance Lobby
3. Cafe
4. Changing Room
5. Swimming Pool
6. Children's Play Area
7. Multipurpose Court
8. Deck with Sitting Area



# RECREATIONAL FLOOR



- 1. Amphitheatre
- 2. Library
- 3. Changing Rooms
- 4. Gaming Lounge
- 5. Music Room
- 6. Indoor Game Hall
- 7. Gymnasium





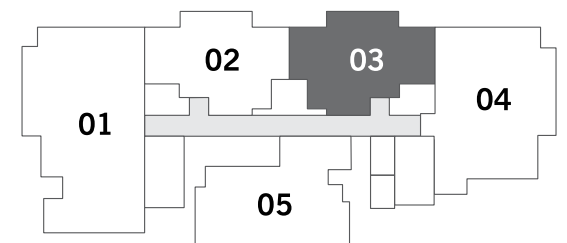
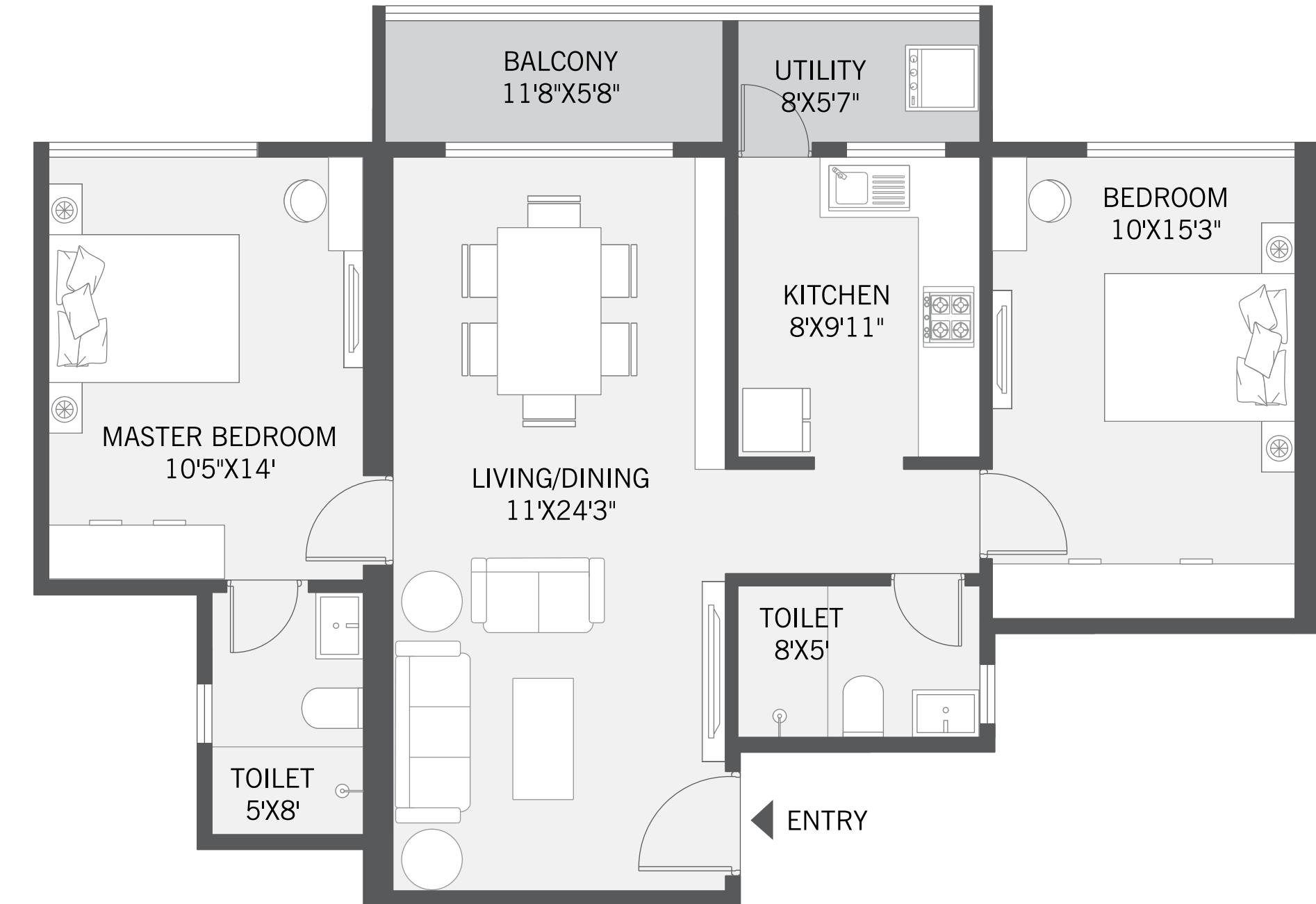
**TYPICAL FLOOR PLAN**





## 2 BHK (TYPE 1)

Carpet Area:  
**887.7 Sq.Ft.**

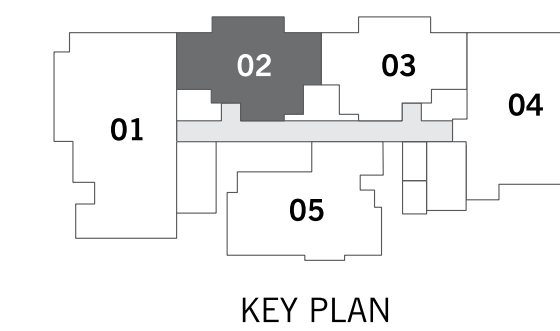
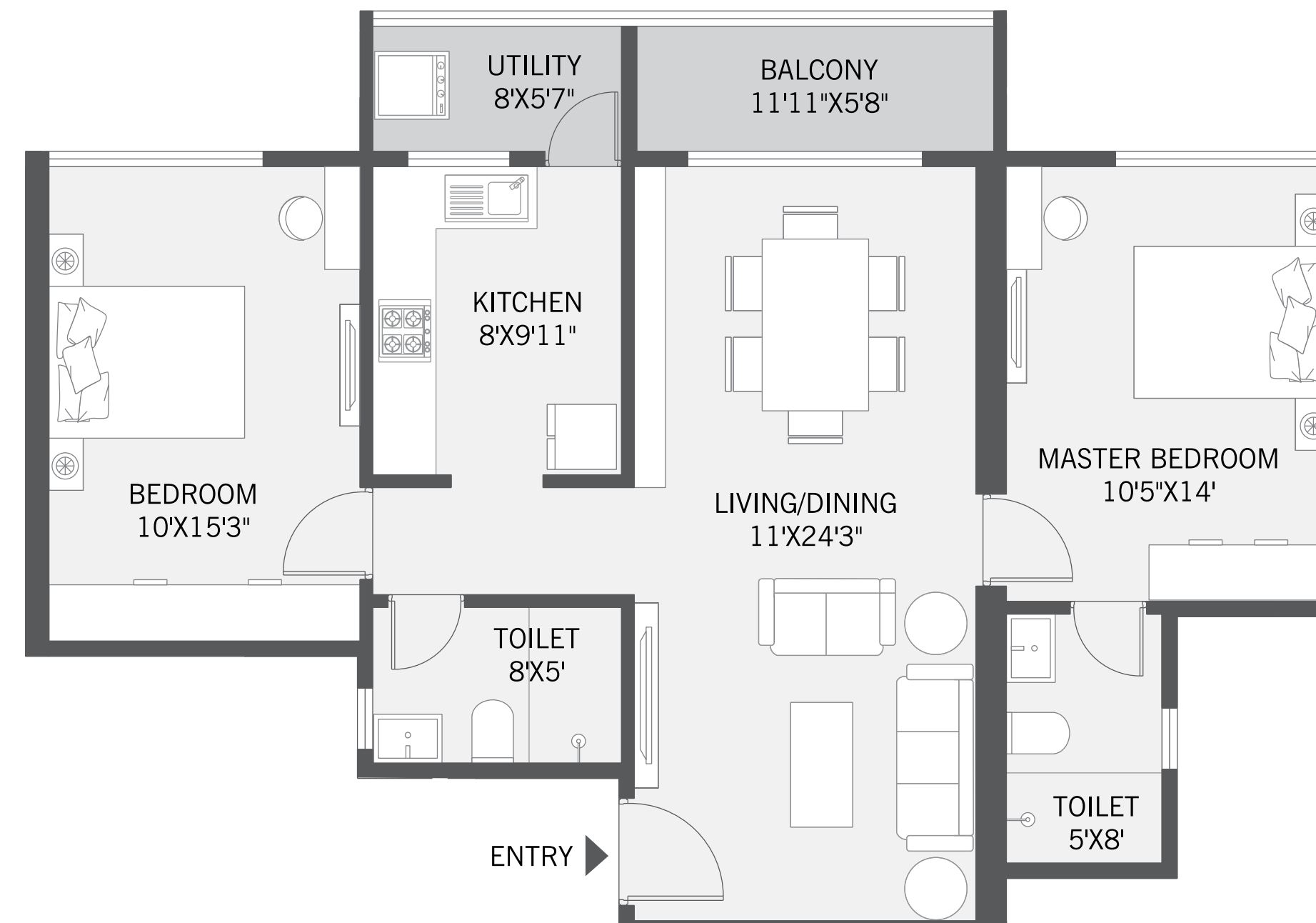


KEY PLAN



## 2 BHK (TYPE 2)

Carpet Area:  
**887.7 Sq.Ft.**

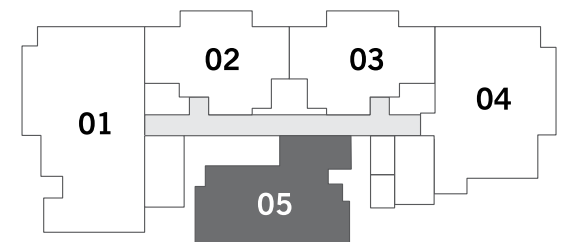
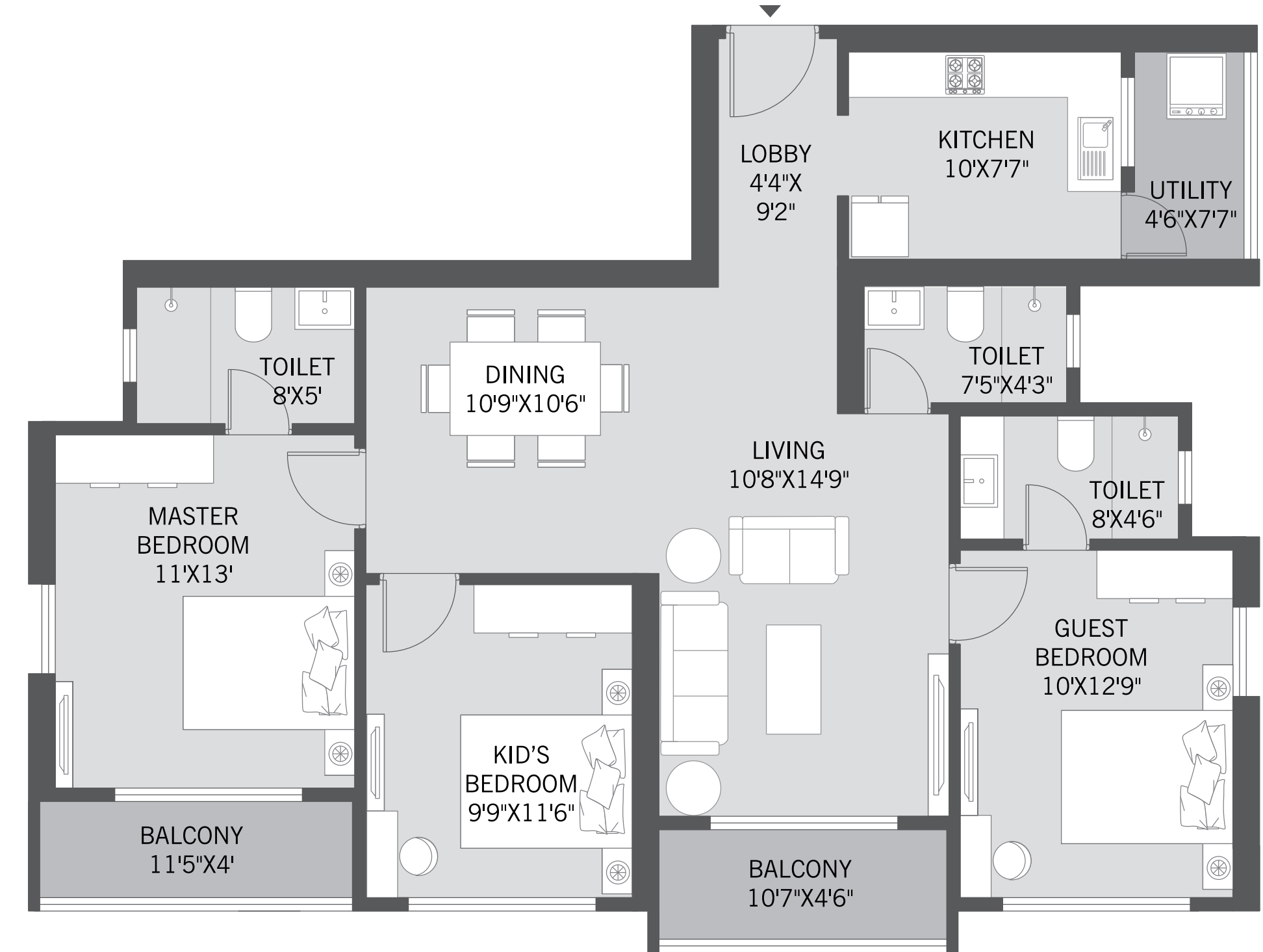


KEY PLAN



# 3 BHK (TYPE 1)

Carpet Area:  
**1075.46 Sq.Ft.**



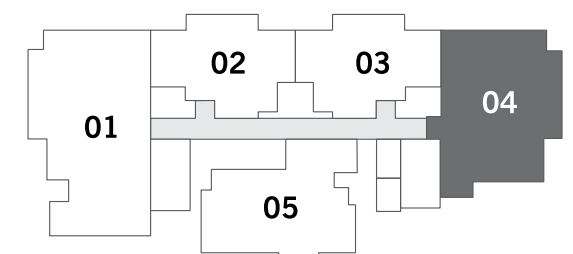
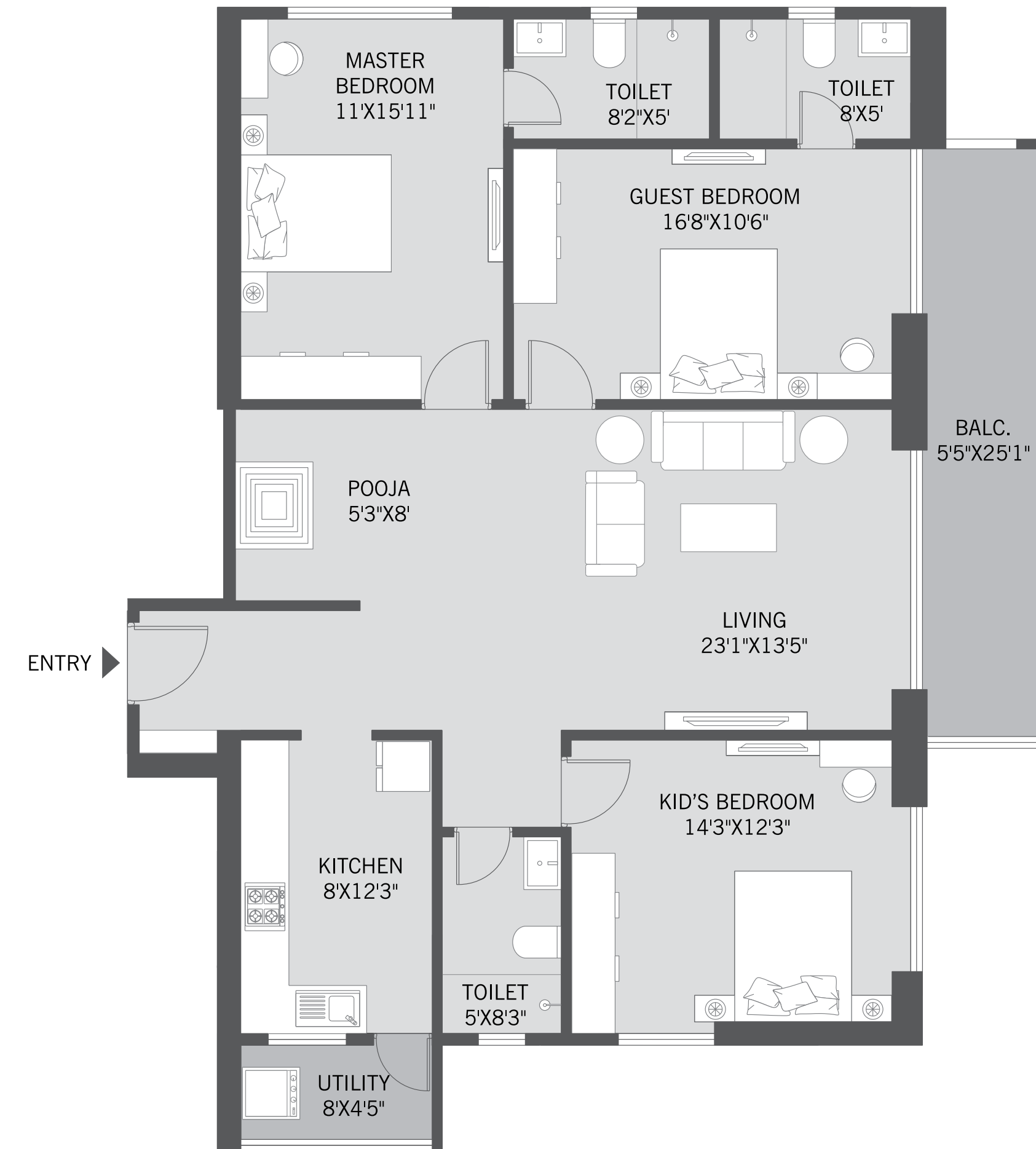
KEY PLAN





### 3 BHK (TYPE 2)

Carpet Area:  
**1379.86 Sq.Ft.**

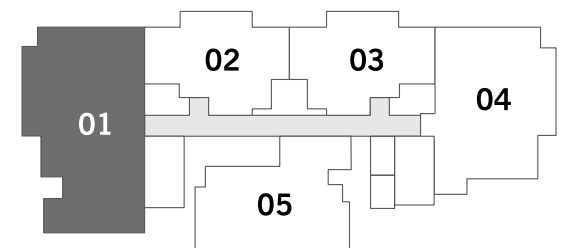
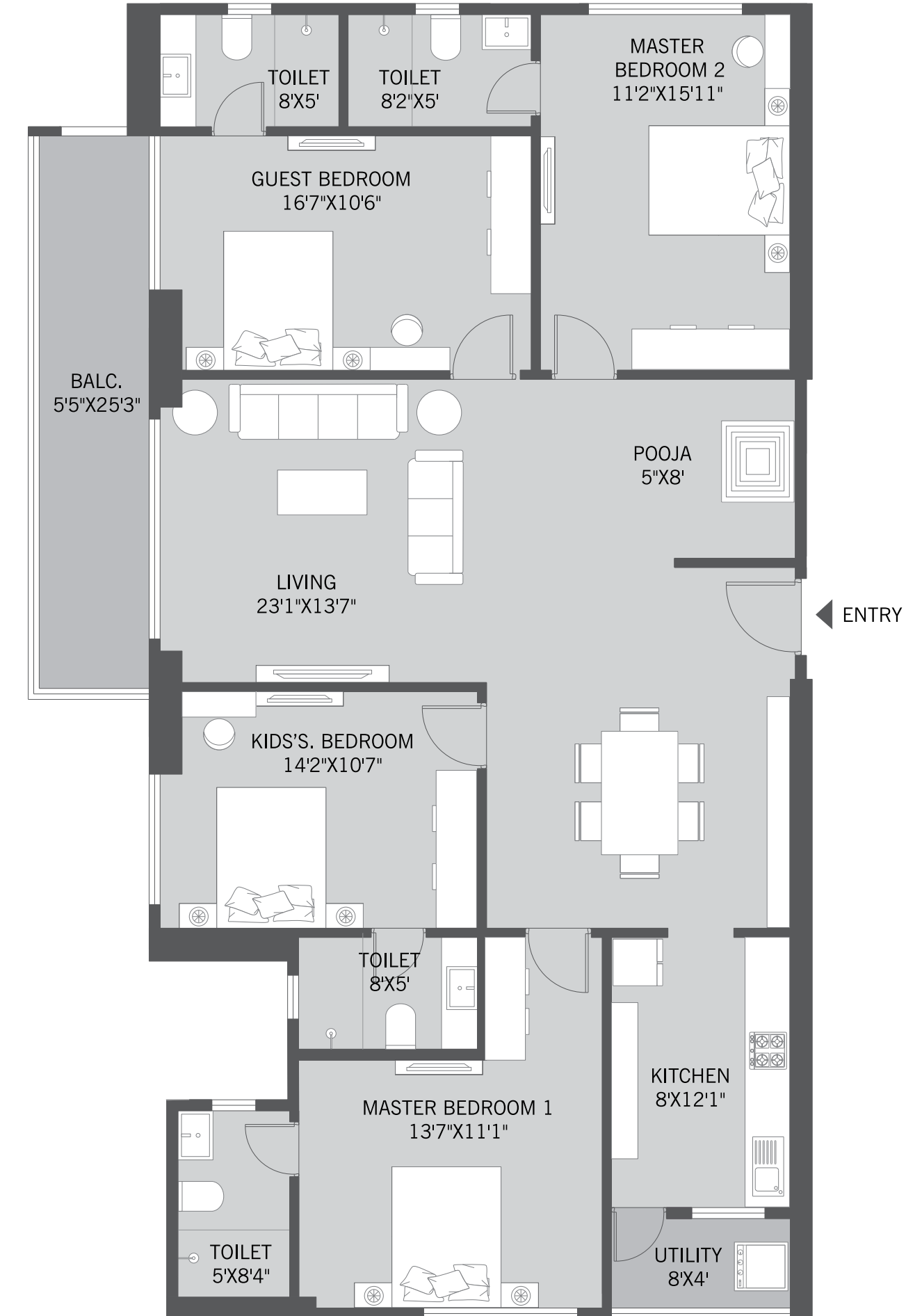


KEY PLAN



# 4 BHK (TYPE 1)

Carpet Area:  
**1711.37 Sq.Ft.**



KEY PLAN



## TEAM MARVELLOUS

Architect

**Hafeez Contractor**

Interior Designer

**Seth and Associates**

MEP Consultants

**Unicorn Engineers**

Landscape Designer

**Suman Shilp**

RCC Consultant

**G.A. Bhilare Consultants Pvt. Ltd.**

Brand Communication

**Filament Communique**

### The Developer



### Corporate Office:

309, 3<sup>rd</sup> Floor, Regent Plaza, Baner-Pashan  
Link Road, Baner, Pune - 411 045.

### Site Address:

Platinum Marvelle, Behind Avon Vista, Patil Nagar,  
Balewadi, Pune, Maharashtra - 411 045.

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