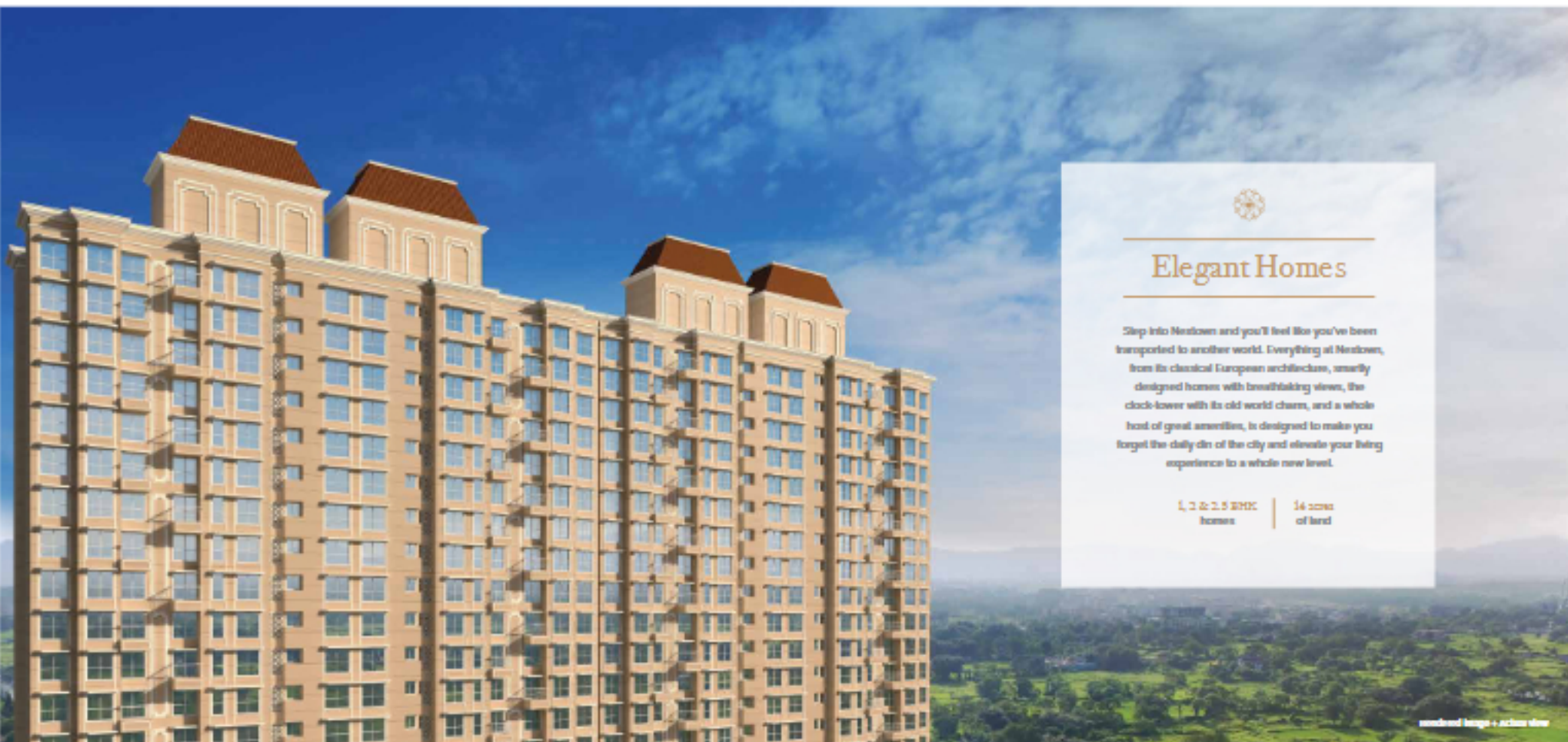




MARATHON Nextown

Off Kalyan-Shil Road





Elegant Homes

Step into Nestown and you'll feel like you've been transported to another world. Everything at Nestown, from its classical European architecture, smartly designed homes with breathtaking views, the clock-tower with its old world charm, and a whole host of great amenities, is designed to make you forget the daily din of the city and elevate your living experience to a whole new level.

1, 2 & 2.5 BHK
homes

16 acres
of land

rendered image + actual view



01	Location
09	The Project
13	Apartments
19	Amenities
27	Floorplans
41	About Marathon



Kalyan-Shil At the centre of growth

Nexdown is located off the arterial Kalyan-Shil road, with easy access to NH-3, NH-4 and Thane-Belpur road. It is bang in the middle of the fastest growing residential, industrial and commercial hubs in the country – Thane, Kalyan and New Mumbai.



Great road connectivity to Mahape and Thane-Belpur road via Dira-Shil road - All major business hubs are just 20 mins away. Nexdown is located adjacent to the upcoming Airoli-Katol tunnel road



Very well connected to the end of Mumbai via the railways. Dira station on the Central Line is just 4km away. Dahisar station on the Vashi-Panvel line is just 6km away



The area is serviced by all major transport providers including BOMTC, NMRTC, ST & TMT- Padle Gacm bus stop on Kalyan-Shil road is just 10 mins away





One of Mumbai's fastest growing neighbourhoods

With massive infrastructure projects coming up, Kalyan-Shil's growth story is incredibly exciting.

- 1** **Airoli-Katal Tunnel Road** - The upcoming Airoli-Katal tunnel road will be a game-changer for Nerdown. The road will provide direct connectivity to Airoli in under 15 minutes and will drastically reduce road travel times by enabling commuters to bypass the traffic at Shilphata, Mehape, and Mumbai. The road will run adjacent to Marathon Nerdown.
- 2** **Super wide upcoming 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 Nerdown's road connectivity to Kalyan-Shil road and to Diva station via the Diva-Shil road.
- 3** **Kalyan-Taloja Metro Line 12** - The upcoming line 12 of the Mumbai metro will connect Nerdown to Kalyan and Dhiward on one side and Taloja on the other side. The nearest station, Nije gaon is just 4.5km from Nerdown.
- 4** **Vasai-Parvel Rail Expansion** - This proposed 70km railway line will be the largest rail expansion project in the city and will provide excellent connectivity to Parvel and Vasai. Dattoli station on this line is just 6km from Nerdown.
- 5** **Multimodal Corridor** - This 12km long under-construction project runs very close to Nerdown and comprises of 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.
- 6** **Bullet train** - The ambitious Mumbai-Ahmedabad high-speed train corridor will provide superb connectivity between the two economic hubs. The Thane station on the corridor is just a few kilometers from Nerdown.



The upcoming Airoli-Kandivli tunnel road will run adjacent to Marathon Nextdoor and will provide superb connectivity to Airoli and the Central suburbs. Today, to reach Airoli commuters have to travel via the high traffic areas of Malape or Marolli. The upcoming tunnel road will bypass these regions and directly connect Airoli in approximately 15 minutes.



Aerial image is for better understanding of location and surroundings



A timeless classic

Nestdown features classical European architecture that will transport you away to a different world and make you forget the hustle of the city. Set on a 14 acre plot surrounded by lush greenery, Nestdown offers an incredible township experience.





Architect Image

01 | Marathon Needles



Homes that tick all the boxes

Needles has both ready and under-construction apartments. Choose from a wide range of apartment types and sizes. With 1 BHK, 2 BHK & 2.5 BHK apartments on offer with a range of possession dates, you can find the dream home that best fits your budget and needs.

The Project | 02



Actual Image | Marathon Nexdown



Find the Perfect Fit

We have put rigorous attention to every tiny little detail of our apartments. The result? Hyper-efficient floor plans that optimize space utilization, plenty of sunlight and ventilation in every room and great views of the surrounds.



1 BHK

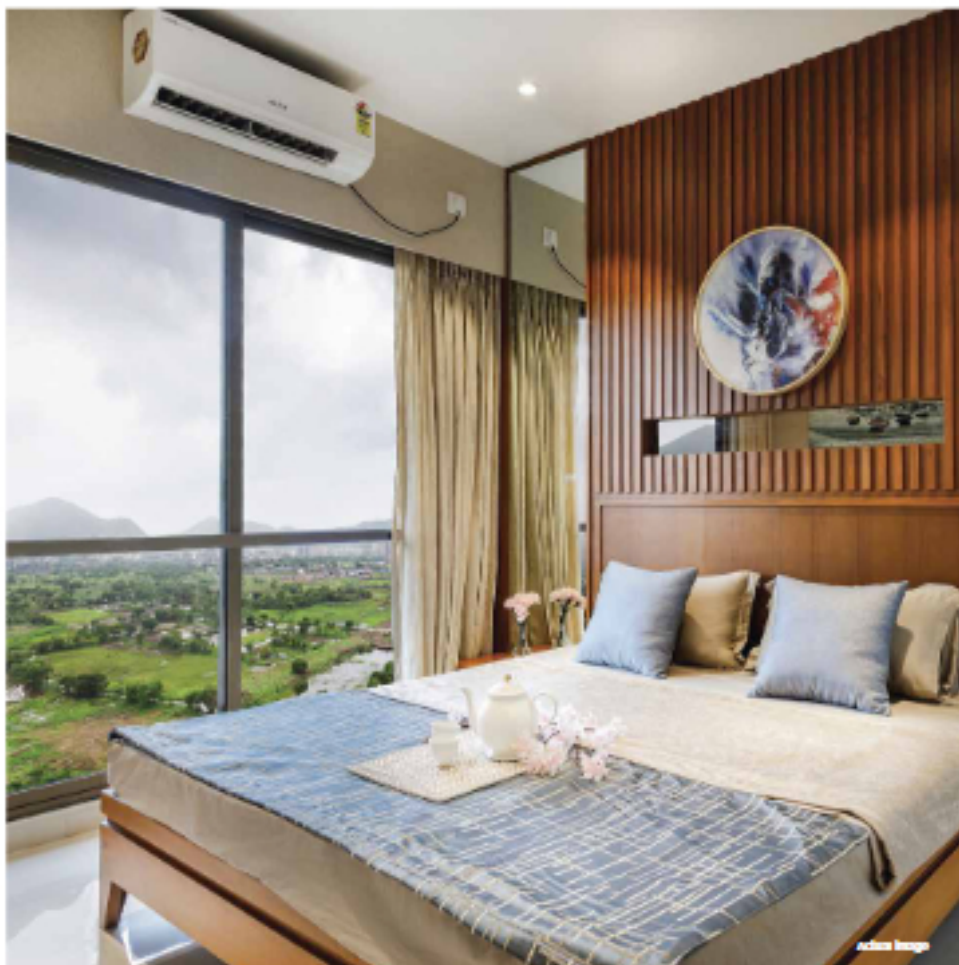
258 sq.ft. - 454 sq.ft.

2 BHK

449 sq.ft. - 620 sq.ft.

2.5 BHK

797 sq.ft. - 809 sq.ft.



Marathon Nexdown

Apartment Amenities

- Vitrified tile flooring
- Acrylic based distemper paint for ceilings and walls
- Granite kitchen platform
- Kitchen stainless steel sink, satin finish
- Ceramic tiles on wall above kitchen platform upto 2'
- Concealed electrical wiring with copper wire and circuit breakers
- Intercom system
- Solid core flush doors with laminate finish
- Red Meranti wood door frames
- 2 panels with Anodized coated aluminium window
- Concealed plumbing with ISI quality sanitary fittings in toilets
- Ceramic tiles in the toilet till door frame height
- Anti-slip floorings in toilets
- Geyser upto 3 litres in master bedroom toilet

Society Amenities

- Shuttle service for residents
- Grand entrance lobby
- High speed Elevators
- 2 tier security - Gate, lobby, CCTV and Intercom
- Power backup for common areas
- Rain water harvesting system
- Solar water heater system
- Fire fighting equipment as per local norms



Apartment | 95

Needham is in the midst of lush green surroundings that will make you forget
the bustle of the city. Enjoy incredible views from your home everyday.





Live it up at Nextown

Nextown has a wide range of amenities for you to keep up an active lifestyle



- Jogging Track
- Multiple Kids Play Areas
- Senior Citizen's Corner
- Reikiology Path
- Yoga Deck
- Pergolas
- Landscaped Meadow
- Proposed Temple
- Multi-Purpose Sports Court
- Basketball Zone
- Rebel Spaces
- Rock Climbing Zone
- Landscaped Park



KIDS PLAY AREA



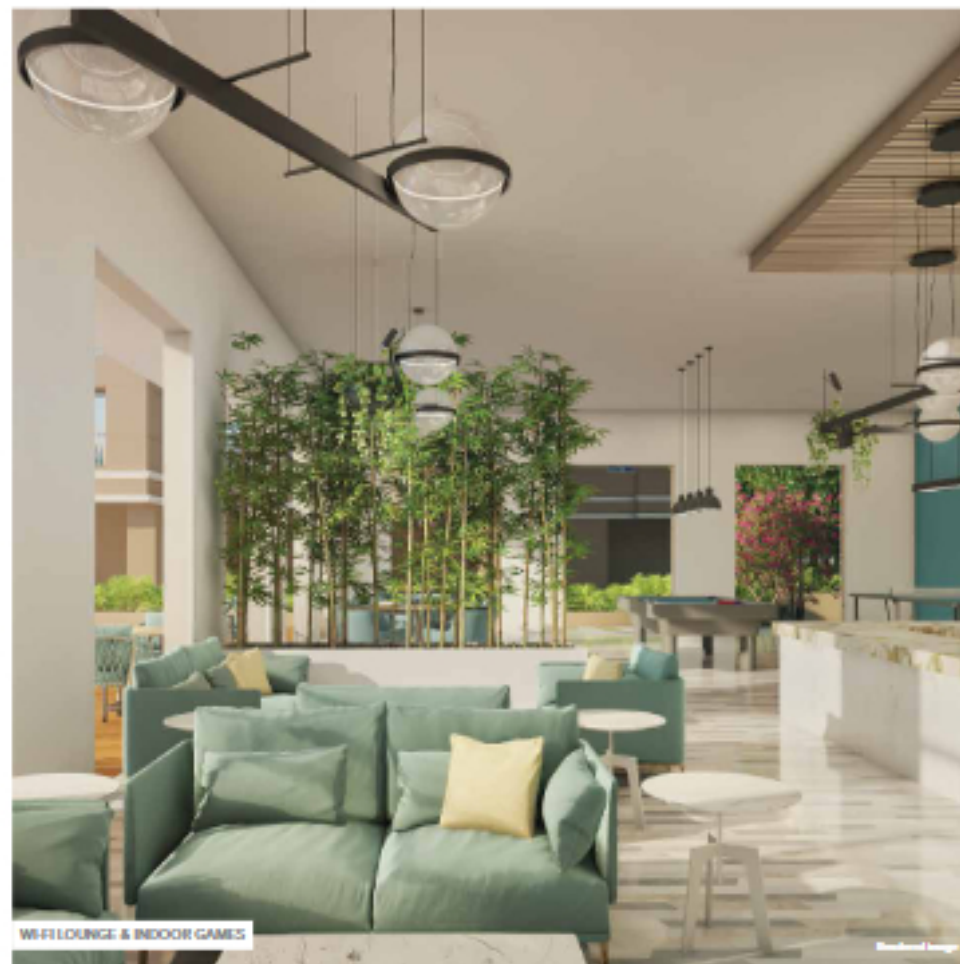


CLUBHOUSE & SWIMMING POOL

Clubhouse Amenities



- Club House
- Wi-Fi Lounge
- Fully Equipped Gym
- Swimming Pool With Deck
- Indoor Games Room
- Cafeteria (Provision)
- Squash Court
- Badminton Court
- Rooftop Box Cricket Turf
- Banquet Hall



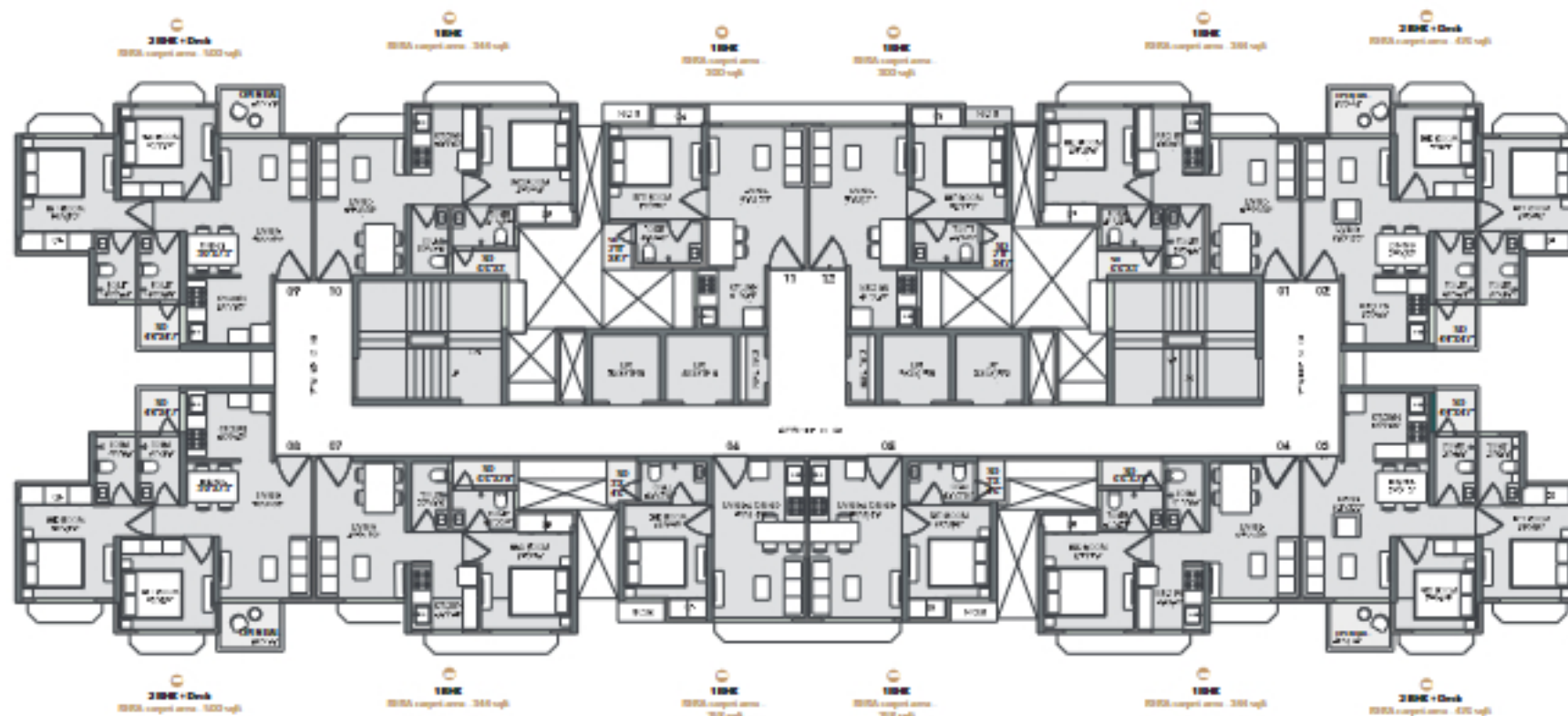


THE TOWNSHIP

Spread across a vast expanse of lush green farmland, Newdown provides one of the best integrated township living experiences in all of Kijiji G.M.



Floors 1, 3, 5, 7, 9, 11, 15, 17 & 19

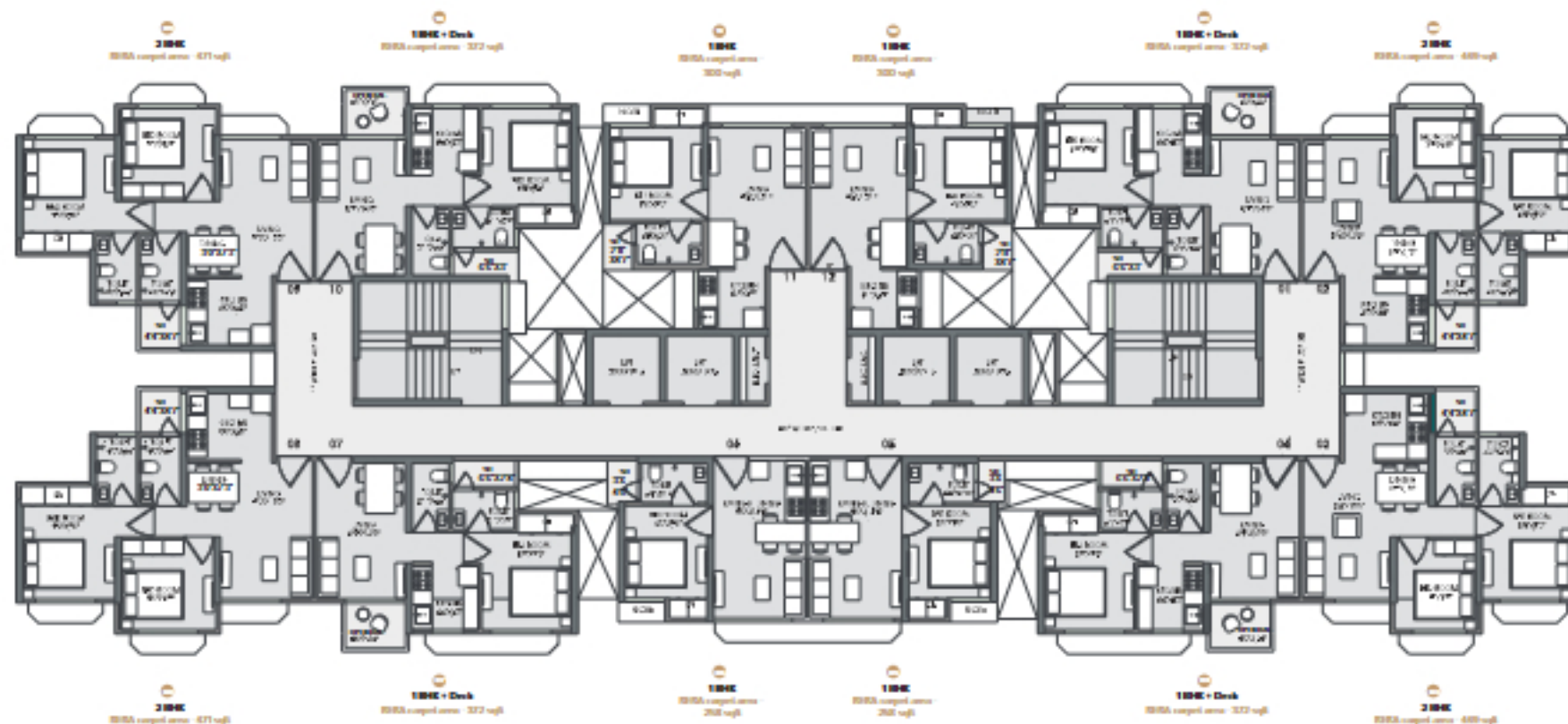


It is also true that the use of the word "and" in the phrase "and the" is not a logical conjunction, but a stylistic device. The word "and" is used to connect the two phrases, "the" and "the", which are both used to introduce the two phrases, "the" and "the". The word "and" is used to connect the two phrases, "the" and "the", which are both used to introduce the two phrases, "the" and "the".

RUBY

Typical Floor Plan

Floors 2, 4, 6, 10, 12, 14, 16, 20 & 22



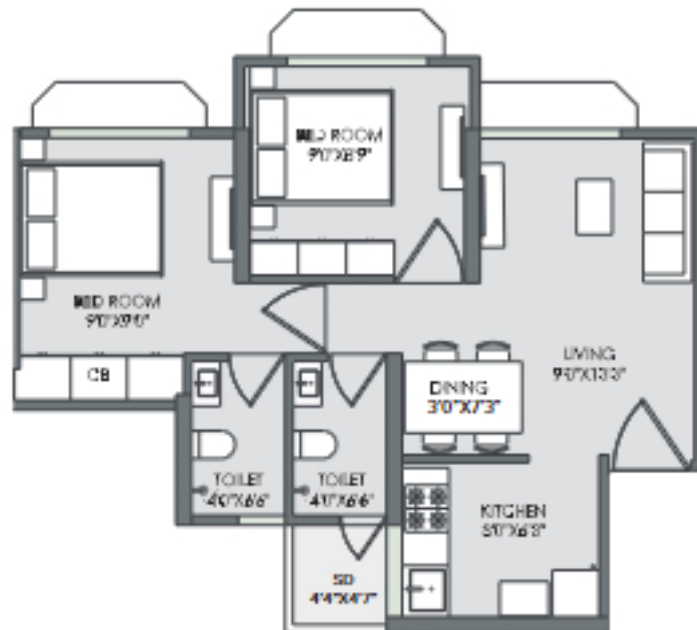
Notes

1. The floor plan is a typical representation of the building and does not represent the actual building. The floor plan is a typical representation of the building and does not represent the actual building. The floor plan is a typical representation of the building and does not represent the actual building.

Unit Plan

2 BHK

RERA carpet area - 471 sqft



This configuration is available in flat number 08 & 09
on 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd floor

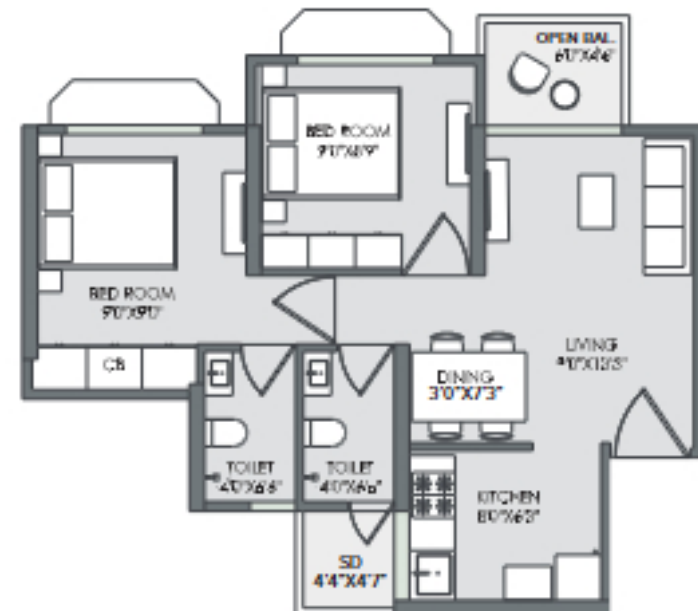
Model 0008 No. PL/100000000

Disclaimer: The floor plan may differ slightly from the actual construction. The purchaser is advised to verify the details with the project manager. The project manager is not responsible for any errors or omissions in the floor plan. The project manager is not responsible for any errors or omissions in the floor plan.

Unit Plan

2 BHK+ Deck

RERA carpet area - 500 sqft



This configuration is available in flat number 08 & 09
on 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th floor

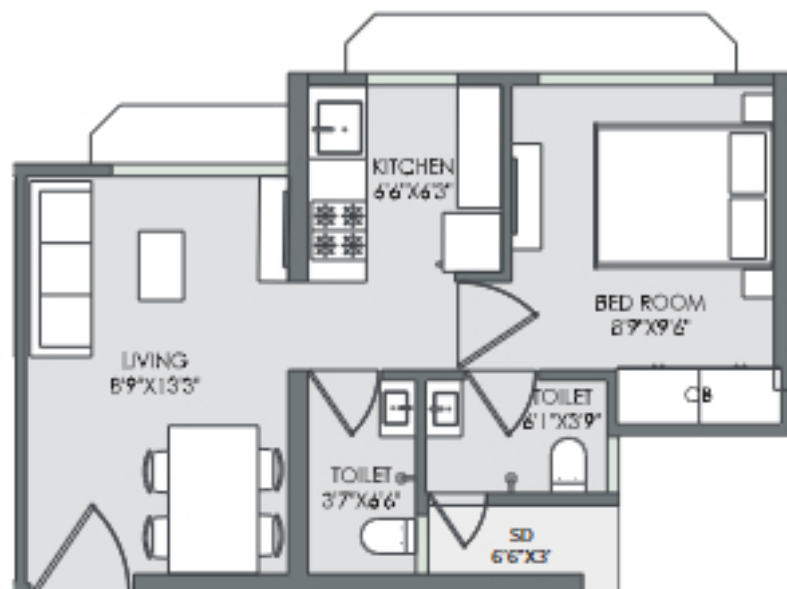
Model 0008 No. PL/100000000

Disclaimer: The floor plan may differ slightly from the actual construction. The purchaser is advised to verify the details with the project manager. The project manager is not responsible for any errors or omissions in the floor plan. The project manager is not responsible for any errors or omissions in the floor plan.

Unit Plan

1 BHK

RERA carpet area - 344 sqft



This configuration is available in flat number 01, 04, 07 & 10
on 1st, 2nd, 6th, 7th, 9th, 11th, 12th, 15th, 17th, 19th floor

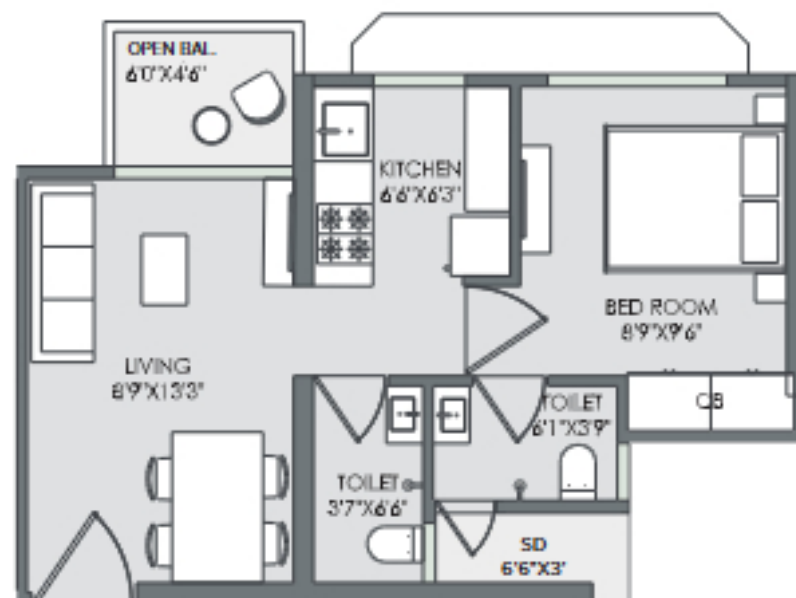
Model 10106 No. P/11/00021989

Disclaimer: The floor plan is for reference only. The actual floor plan may vary from the one shown in the floor plan. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose.

Unit Plan

1 BHK + Deck

RERA carpet area - 372 sqft



This configuration is available in flat number 01, 04, 07 & 10
on 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd floor

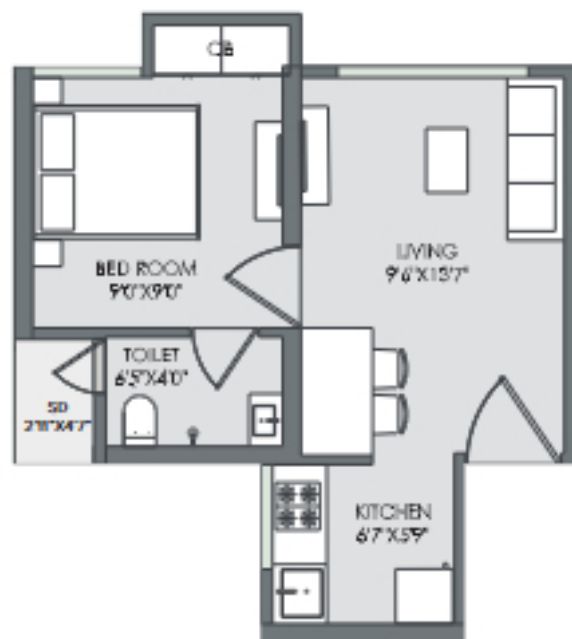
Model 10106 No. P/11/00021989

Disclaimer: The floor plan is for reference only. The actual floor plan may vary from the one shown in the floor plan. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose.

Unit Plan

1 BHK

RERA carpet area - 300 sqft



This configuration is available in flat number 11 & 12.
(Flat number 11 on refuge floor 8th, 12th & 18th is not for sale)

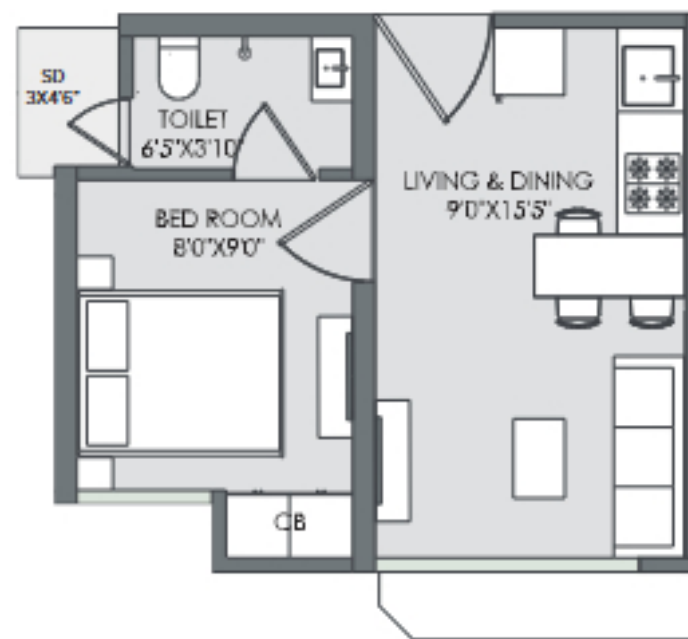
Model 010A Rev. P01/2022/001

Disclaimer: This plan is for illustrative purposes only and is not to be used for construction. The actual dimensions and layout of the unit may vary from the plan shown. The developer reserves the right to make changes to the plan without prior notice. The plan is subject to the approval of the relevant authorities.

Unit Plan

1 BHK

RERA carpet area - 258 sqft



This configuration is available in flat number 05 & 06.

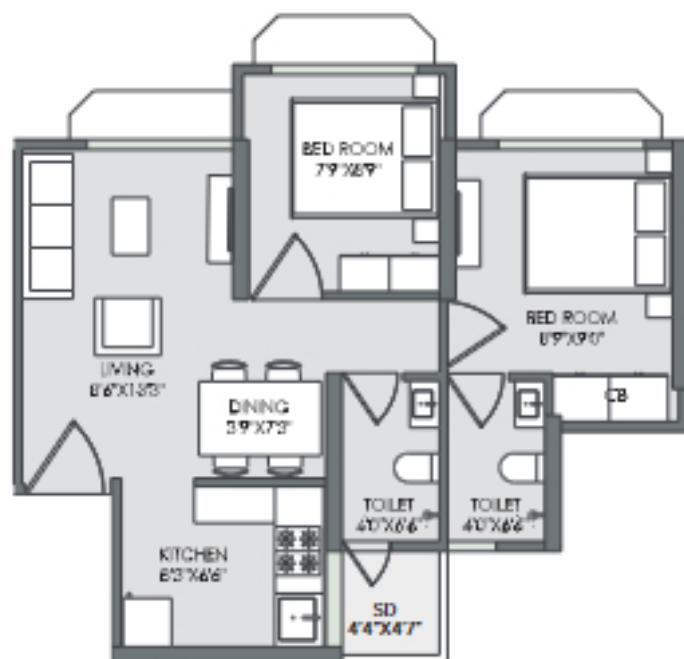
Model 010A Rev. P01/2022/001

Disclaimer: This plan is for illustrative purposes only and is not to be used for construction. The actual dimensions and layout of the unit may vary from the plan shown. The developer reserves the right to make changes to the plan without prior notice. The plan is subject to the approval of the relevant authorities.

Unit Plan

2 BHK

RERA carpet area - 449 sqft



This configuration is available in flat number 02 & 03
on 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd floor

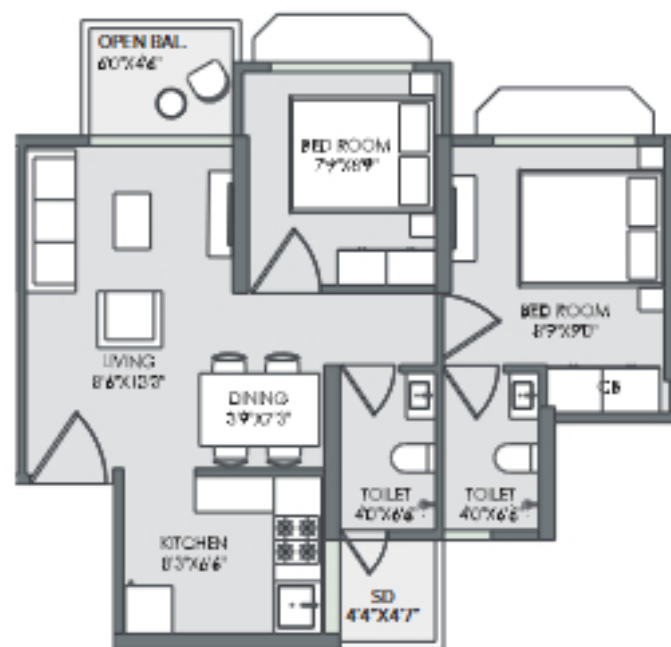
Model 000A No. P/1/2002/0001

Disclaimer: The floor plan is a conceptual representation of the proposed unit. It is not a contract. The actual unit may vary from the proposed unit. The developer reserves the right to make changes to the floor plan without any prior notice. The floor plan is for reference only and should not be used for any other purpose.

Unit Plan

2 BHK + Deck

RERA carpet area - 476 sqft



This configuration is available in flat number 02 & 03
on 1st, 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th floor

Model 000A No. P/1/2002/0001

Disclaimer: The floor plan is a conceptual representation of the proposed unit. It is not a contract. The actual unit may vary from the proposed unit. The developer reserves the right to make changes to the floor plan without any prior notice. The floor plan is for reference only and should not be used for any other purpose.



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 neighbourhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers. Our projects are spread across the Mumbai Metropolitan Region (MMR)

MORE THAN
52 YEARS
OF REAL ESTATE EXPERIENCE

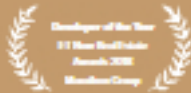
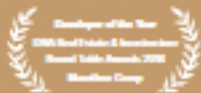
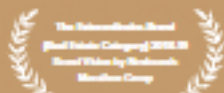
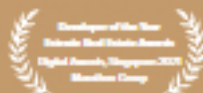
MORE THAN
80 PROJECTS
COMPLETED

OVER
15,000 HOMES
TO BE DELIVERED IN NEXT 5 YEARS

2 MILLION SQ. FT.
OF BUSINESS SPACES UNDER DEVELOPMENT

18 MILLION SQ. FT.
OF LAND UNDER DEVELOPMENT

PLANNING OF OVER
100,000 HOMES
UNDERWAY



Superb construction

Marathon projects are built using cutting edge construction technology that ensure our structures are rock solid, leak proof and built to last.



52 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 MINVAN 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.

Our Story

Our Origins

1922

our origins date back to 1922 when our pioneers played a key role in creating the modernity for new towns or the suburbs or Mumbai - this role in the planning was related to Mumbai being one of the best planned suburbs today.

1969

Mumbai Group was formally established with our headquarters in Mumbai.



70's - 90's

we played a key role in shaping the Mumbai skyline through the next few decades.



rooman, built in 1972, was the first building with an elevator in Mumbai.



Mumbai American was the first high-rise in Mumbai.



ELMHURST
1976



MAHAVEER
CHASM
1977



RITA
APARTMENTS
1979



TROPICANA &
BREEZE
1982



JUPITER-
VENUS
1985

90's - 00's

we witnessed exponential growth starting from the 90s by venturing into new locations like Lower Parel and Parel and new categories like townships and suburban housing.



we ventured into suburban housing with the award-winning Mumbai Nagar township of Noida.



our flagship commercial project, Mumbai Vastu, a landmark in the city & houses some of the finest international & national brands.



we recognized the superb potential of Parel and launched our first premium township project Mumbai Vastu. It was also the first project in Mumbai to offer a registration or property.



MARATHON
GALAXY
1998



MOUNT VIEW
1998



VRUDHAN
(CHIKLA)
1998



UTOPIA
1997



MARATHON
HEIGHTS
1998

10's - Present



we launched two more large township projects of Mumbai - Mumbai and Mumbai.



launched Mumbai Mumbai, a joint venture with Adani Mumbai - one of the most successful projects in Mumbai Mumbai.



we ventured into the education space with the revolutionary first school of Mumbai we school is offering a new picture of learning across.



we launched Mumbai - a new generation of urban homes at Mumbai we had come the Mumbai Mumbai the chance to own a home in the city.



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, Dycalls



Monte Carlo, Mulund (W)



Nextown, Kalyan-Shil Rd



Nexxona, Panvel



Nexworld, Dombivli (E)



Next-Horizon, Ghansup (W)



Eminence, Mulund (W)



Futurex, Lower Parel



Millennium, Mulund (W)

The project has been registered via MahaRERA registration number: RERA NO.: P51700000686/0952/1265 and is available on the website <http://maharera.mahonline.gov.in> under registered projects.

Disclaimer: Millennium Nextown is developed by Millennium Properties LLP (a part of Millennium Group Company). The Project Millennium Nextown shall be developed in 12 plots near railways and is divided into various Well-Defined Projects. The various Well-Defined Projects have been registered on the MMR 18/18 website and details of the same are available on the website <http://maharera.mahonline.gov.in>. Customers are requested to visit the said link for details. Millennium Nextown is developed with all the necessary details in respect of the project location in time.

MMR only act as a reference and does not intend to be a substitute for Google Maps. All descriptions mentioned in the drawings only refer to the drawings and are not intended to be a substitute for the actual site. The drawings are subject to change without any prior notice. The drawings are subject to change without any prior notice. The drawings are subject to change without any prior notice. The drawings are subject to change without any prior notice.

The views depicted in the pictures are for general reference only and are not intended to be a substitute for the actual site. The views are subject to change without any prior notice. The views are subject to change without any prior notice. The views are subject to change without any prior notice. The views are subject to change without any prior notice.

The common layout drawings will be developed and delivered along with the Well-Defined Project Millennium Nextown. All other details are subject to change without any prior notice.



Project Sanket by GIC Housing Finance Ltd