

MARATHON
neoHOMES

एक नई शुरुआत



NeoSkies - Utkarsh Nagar, Bhandup (W)



Launching NeoHomes

Presenting NeoHomes - a whole new generation of modern city homes, never before seen in a Mumbai pincode. NeoHomes are smartly designed homes in superb skyscrapers with efficient apartments that let you do more with less. At a location that is set to grow, and with a range of engaging amenities enabling an active lifestyle - live the life you always dreamt of.

Built with cutting edge construction technology NeoHomes are smart, sensible and solid - a perfect home for the modern Mumbaikar.

NeoSkies - Utkarsh Nagar, Bhandup (W)

Studio & 1 BHK

Ek Nayi Shuruuat



With NeoHomes, Marathon group enters a brand new chapter in its journey to create affordable homes for everyone. A seamless mix of brilliant product design and right pricing makes NeoHomes a perfect product for a first time home buyer”

- R Z Shah

Chairman, Marathon Group

B. Sc , M. Ed



We are very excited to launch NeoHomes in Bhandup. It combines convenience & affordability in the best way possible. With the Metro line 4 set to come in, Bhandup is poised for a tremendous transformation”

- Chetan R. Shah,

Vice Chairman, Marathon Group

M.S in Structural Engineering, University of Houston, USA



We wanted to create a product which best suits the current requirement of people within the city. With NeoHomes people get all the advantages of a modern urban living, within the city & at affordable prices from a trusted brand”

- Mayur R. Shah

Managing Director, Marathon Group

MS in Structural Engineering, University of Oklahoma, USA

Why NeoHomes?

Right price & flexible payment options

Fair and transparent pricing means that NeoHomes are superb value for money. Find the perfect payment plan from various options.

Smart Floor Plans

Super efficient, flexible floor plans that let you do more with less. Compact, but with possibilities limited only by your imagination.

Marathon Trust

Experience of 50+ years in the industry. One of the most trusted names in the city committed to delivering a seamless home buying experience.



Highest Quality Construction

The highest quality raw materials, premium finishes, advanced MIVAN aluminium formwork & industry best practices resulting in rock solid structures.

Sensible Amenities

All the amenities for you to keep up an active lifestyle without burdening you with higher maintenance costs.

Future proof location

Just 10 minutes from Bhandup station. The upcoming metro and new road constructions are set to transform Bhandup. Neo Homes will be right at the centre of it all.



MARATHON
neoSKIES

Rendered image

Presenting NeoSkies

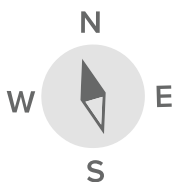
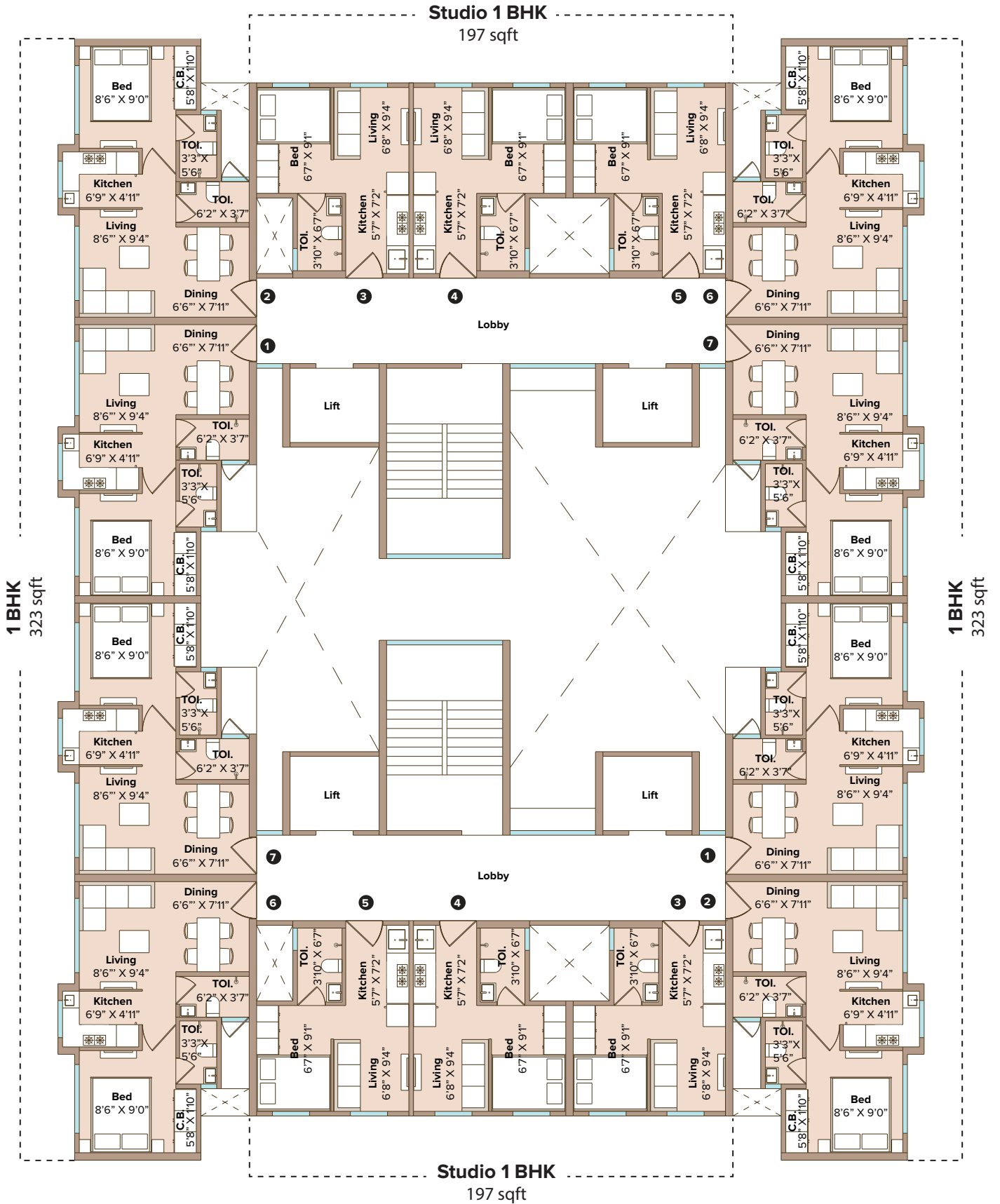
The first building under the NeoHomes umbrella, NeoSkies is a stunning new tower offering superbly designed smart residences with optimal space usage.

NeoSkies

MAHA RERA registration no. - P51800018106

Utkarsh Nagar, Bhandup (W)

Typical Plans



These plans may vary by +/- 3% and are subject to changes. The building is proposed till 23 floor and floors 8 & 15 are refuge floors.

Smart Floor Plans

We have designed the residences to give you a great living experience. The rooms have large windows that lift your living experience to a different level and flood the home with natural light. The floor plans optimize space usage and the design allows for multiple possible furniture layouts and usage options. Find the perfect fit for your needs.



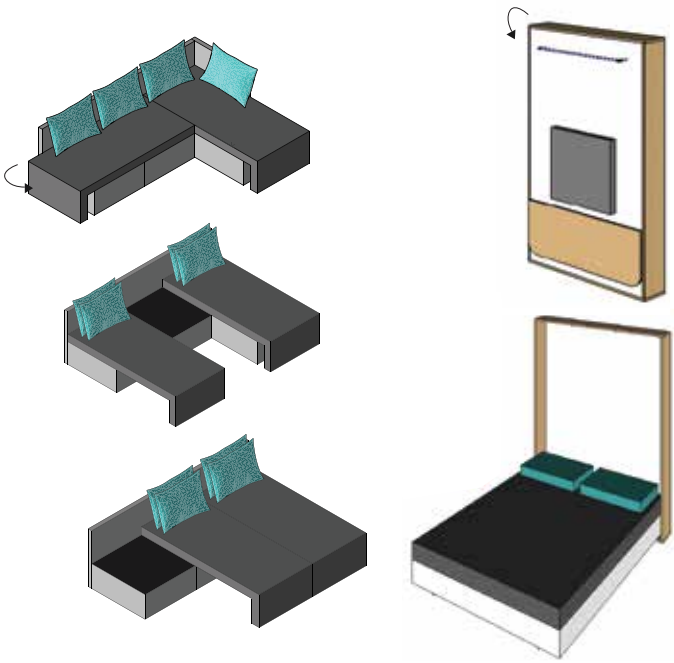
**1 BHK - 323 sqft
RERA carpet area**



**Studio - 197 sqft
RERA carpet area**

Suggested Smart Furniture

Here are some smart furniture options that can help you make the most of the space. We have shown some suggested furniture layouts using this furniture in later sections.



Sofa Cum Bed & Murphy Bed

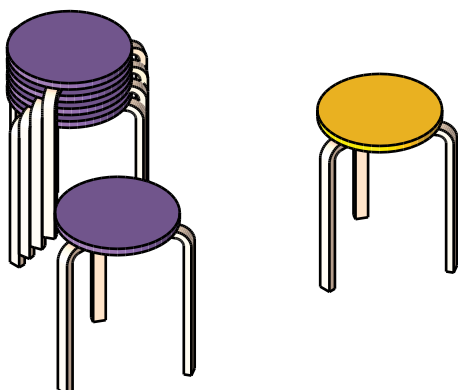
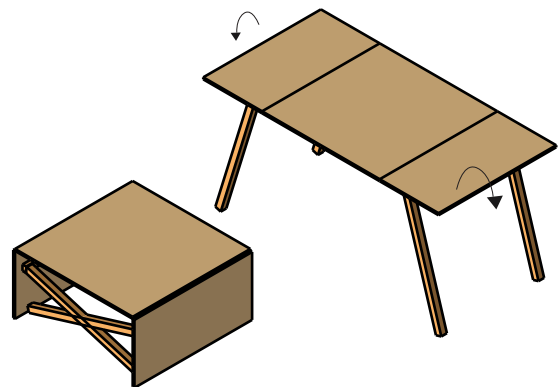
Sofa cum beds are ultimate multi-utility space savers - use as a couch during the day, or as a queen sized bed or also as two single beds during the night. Also provides a lot of storage.

Murphy beds are pull down beds which remain hidden from sight during the day and serves as a comfortable sleeping space at night - a huge space saver.

Foldable or convertible tables

Folding tables save a lot of space. Whenever you need a quiet corner to study or work, you can just pull it up to create a study table.

You could even get a coffee table that converts into a dining table for upto 4 people when you pull up the sides.



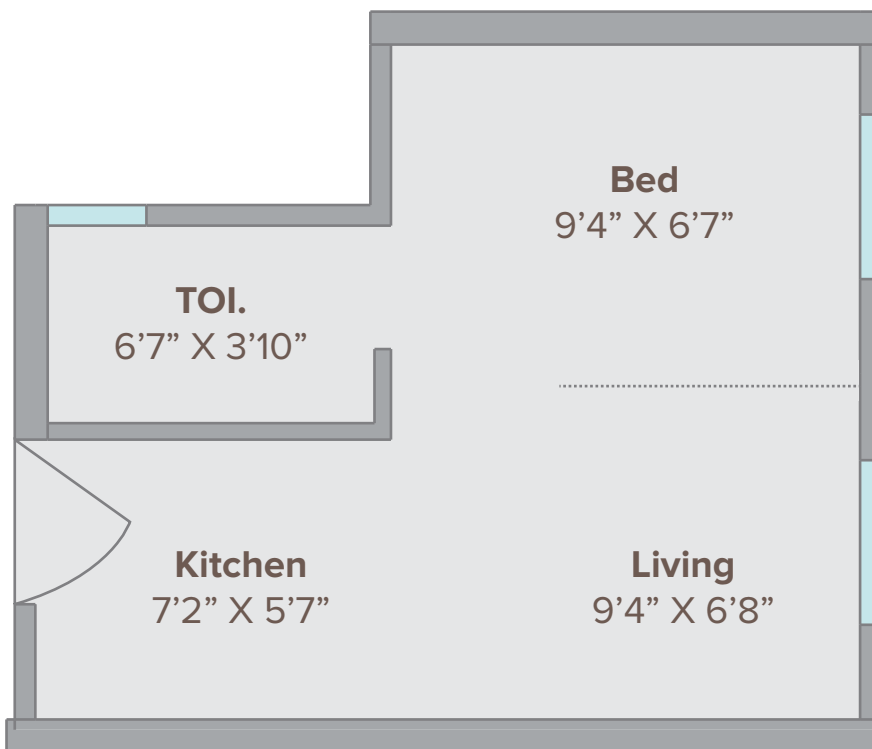
Stackable Chairs/Stools

Stackable stools are very helpful in small spaces. Add extra seating as per your need when you have guests over.

Studio

Perfect sized homes for young families. With a compact kitchen and provision for storage space in the bedroom, the Neo Smart Studio can easily accommodate 3 adults.

The Smart Studio offers multiple furniture layout possibilities. The space can be designed for a couple, a couple with a child or even upto 3 adults. The apartment has provision for a lot of storage space and even has a loft. The space looks large due to the large french windows that offer good views, plenty of natural light and ventilation.



Studio 1 BHK
197 sqft



Day mode - Common living area

Rendered image + Actual view



Night mode - Separate sleeping area for 3 people

Rendered image + Actual view



Ample storage space

Rendered image

Studio - Smart Layout 1



Day Mode

During the day, the apartment is a perfect living room with a cozy couch setup. Watch TV, hosts guests and relax with your family.

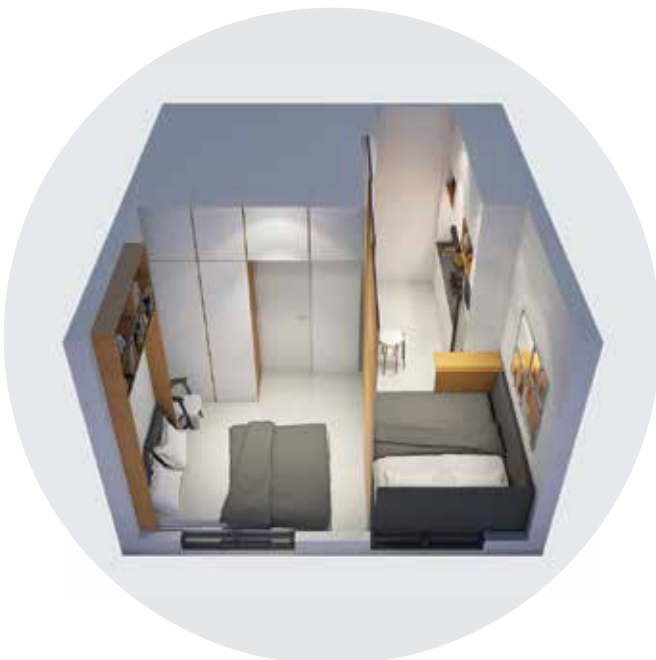
Study and Dining Mode

With the use of smart furniture, you can create a dining table setup and even add study table. Stackable stools or chairs help save space. You can even create more kitchen counter space.



Night Mode

By installing a sliding partition and extending the sofa cum bed, you can create a spacious, private bedroom with an attached toilet, as well as a cozy nook for a murphy bed or mattress outside the bedroom.



Studio - Smart Layout 2



Day Mode

By flipping the first furniture layout, you can create storage space inside the bedroom and opposite wall.

Study and Dining Mode

Again, the use of smart furniture can create the possibility of having a comfortable dining and study mode.



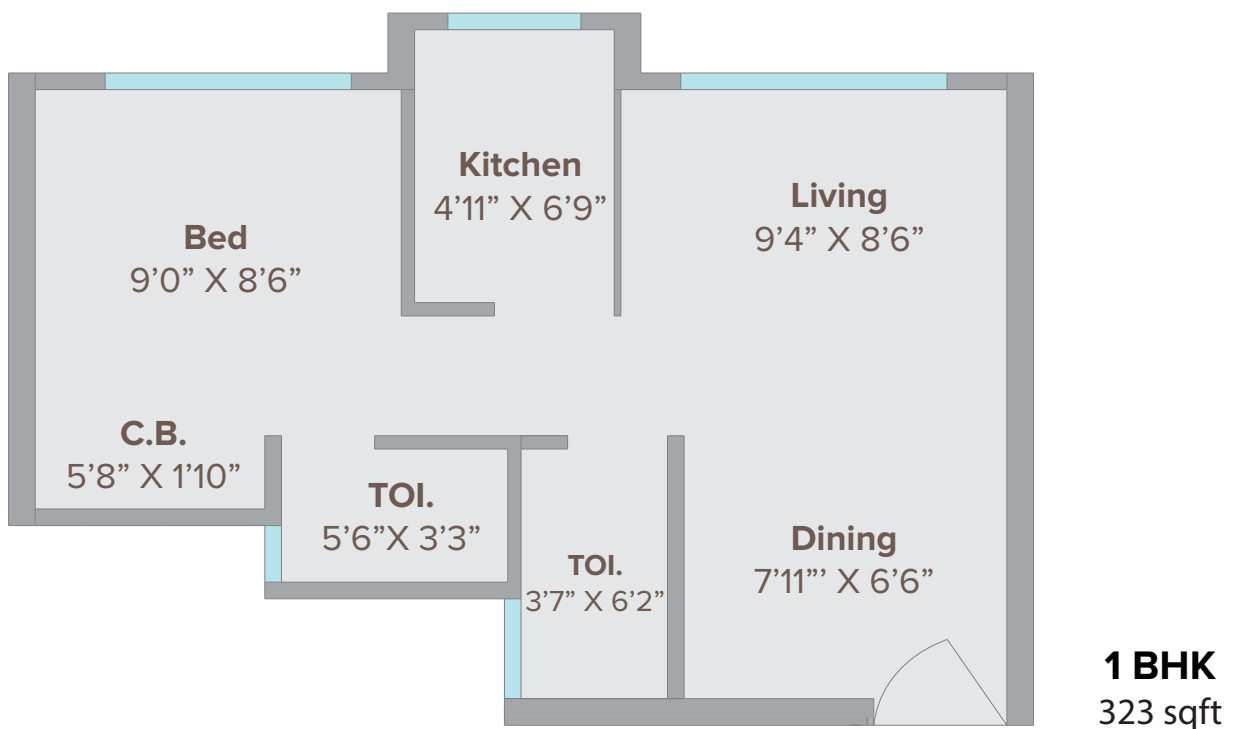
Night Mode

By installing a sliding partition, a murphy bed and a sofa cum bed, you can create a private bedroom and a cozy nook for 2 children outside. You could even install a shutter for the kitchen



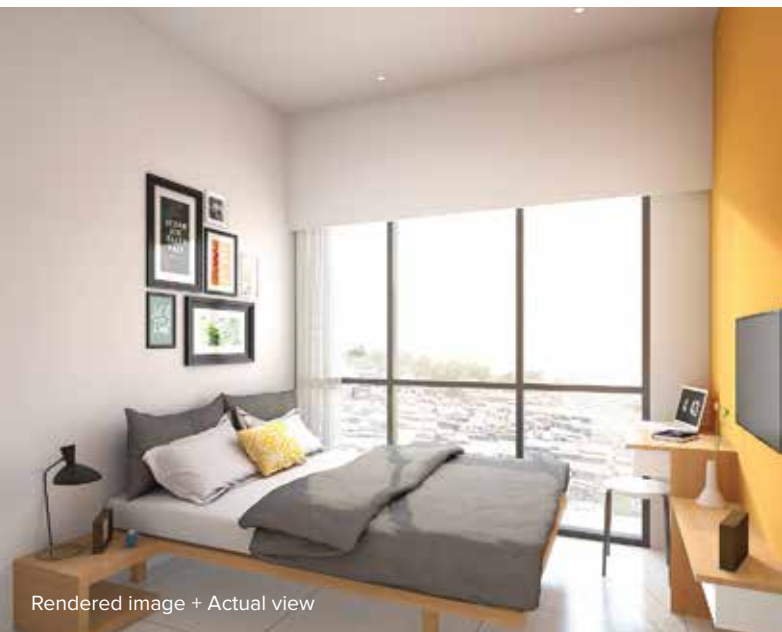
1 BHK

The 1 BHK at Neohomes is designed with the urban Mumbaikar in mind. With the convenience of a master bedroom and 2 toilets, it can serve as the perfect home for even up to 5 people. Large windows in both the living room and bedroom ensure that your home is always well lit and ventilated.





Rendered image + Actual view



Rendered image + Actual view



Rendered image + Actual view

1 BHK - Smart Layout 1



Day Mode

This is a typical furniture layout for a family. A living room setup around the TV and a dining table. The use of smart furniture can create even more space.

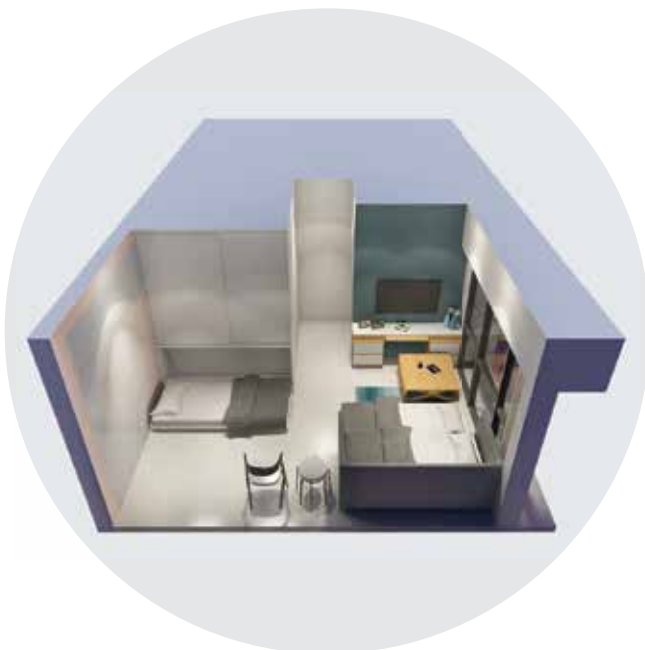
Study and Dining Mode

The coffee table expands to become a dining area for 4. The folded study desk comes out from below the storage to create a cosy nook for reading.



Night Mode

The sofa expands to become a bed for two. The pull down bed from below the storage creates additional sleeping space. The stackable chairs and coffee table can be pushed to the sides to create more room.



1 BHK - Smart Layout 2



Day Mode

Typical furniture set up which utilises the concept of open kitchen to create more space in the room.

Study and Dining Mode

The kitchen counter doubles down as a dining area with space saving stackable chairs. It also has space for a study corner, with the pull up table



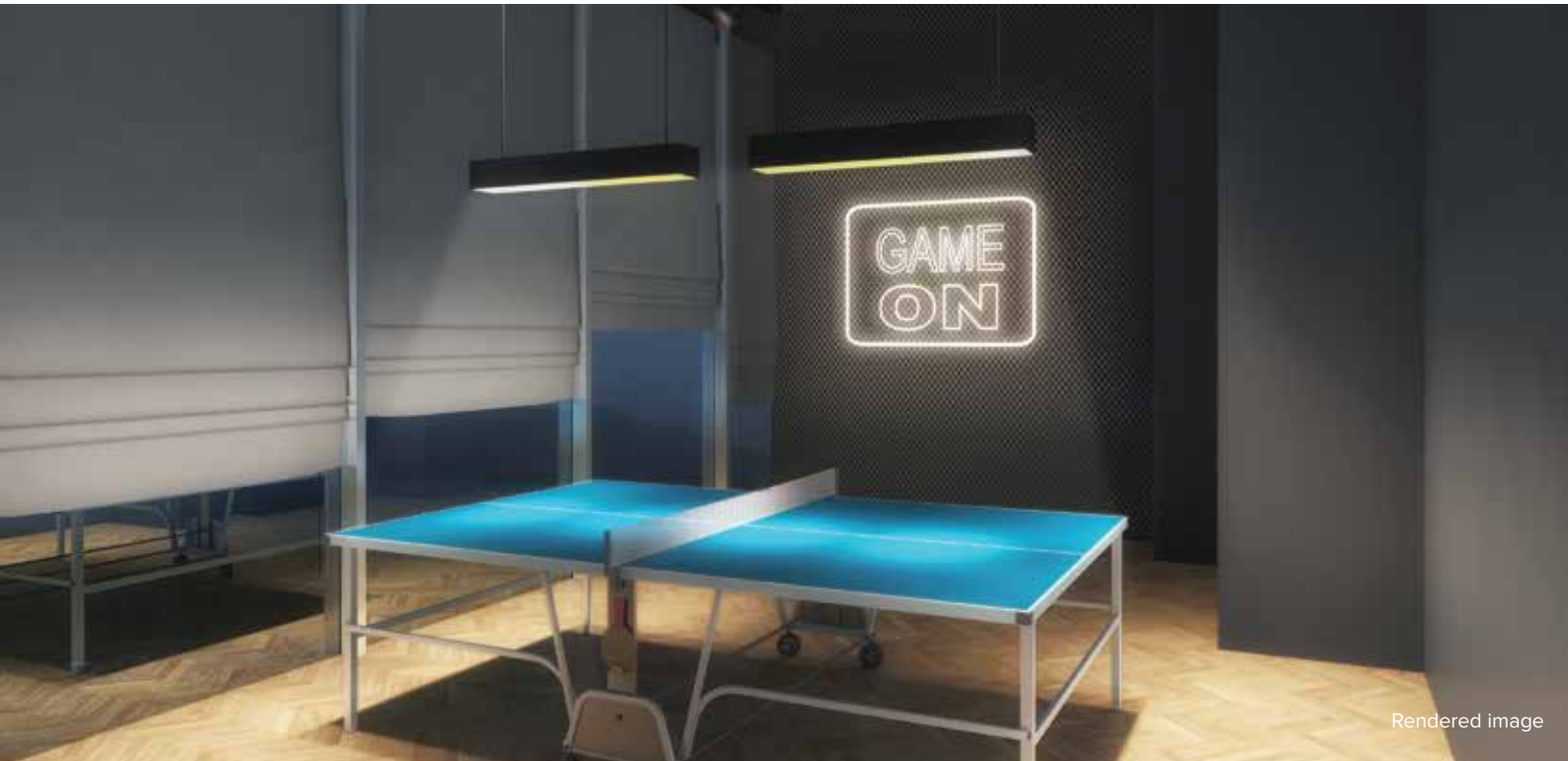
Night Mode

Similar to option 1, the Sofa expands to provide sleeping quarters for 2 and the Murphy bed provides another additional sleeping area





Rendered image



Rendered image

Active amenities

At NeoHomes you will find all the amenities you and your family need to keep up an active lifestyle.



Kid's play area



Gymnasium



Indoor Games Room



Multi-purpose hall



Landscaped area

Bhandup ka naya roop

Bhandup enjoys an excellent location within the city with good rail and road connectivity and the greenery of the national park to the west, yet the property rates are lower than the surrounding suburbs of Mulund, Kanjur Marg, Powai and even Thane. With large slum rehabilitation projects now underway, and with the metro set to come soon, Bhandup is set to transform.

Marathon Group has an ambitious vision to help create a New Bhandup with over 5000+ homes being planned in Bhandup over the next few years.

2 acres

under development

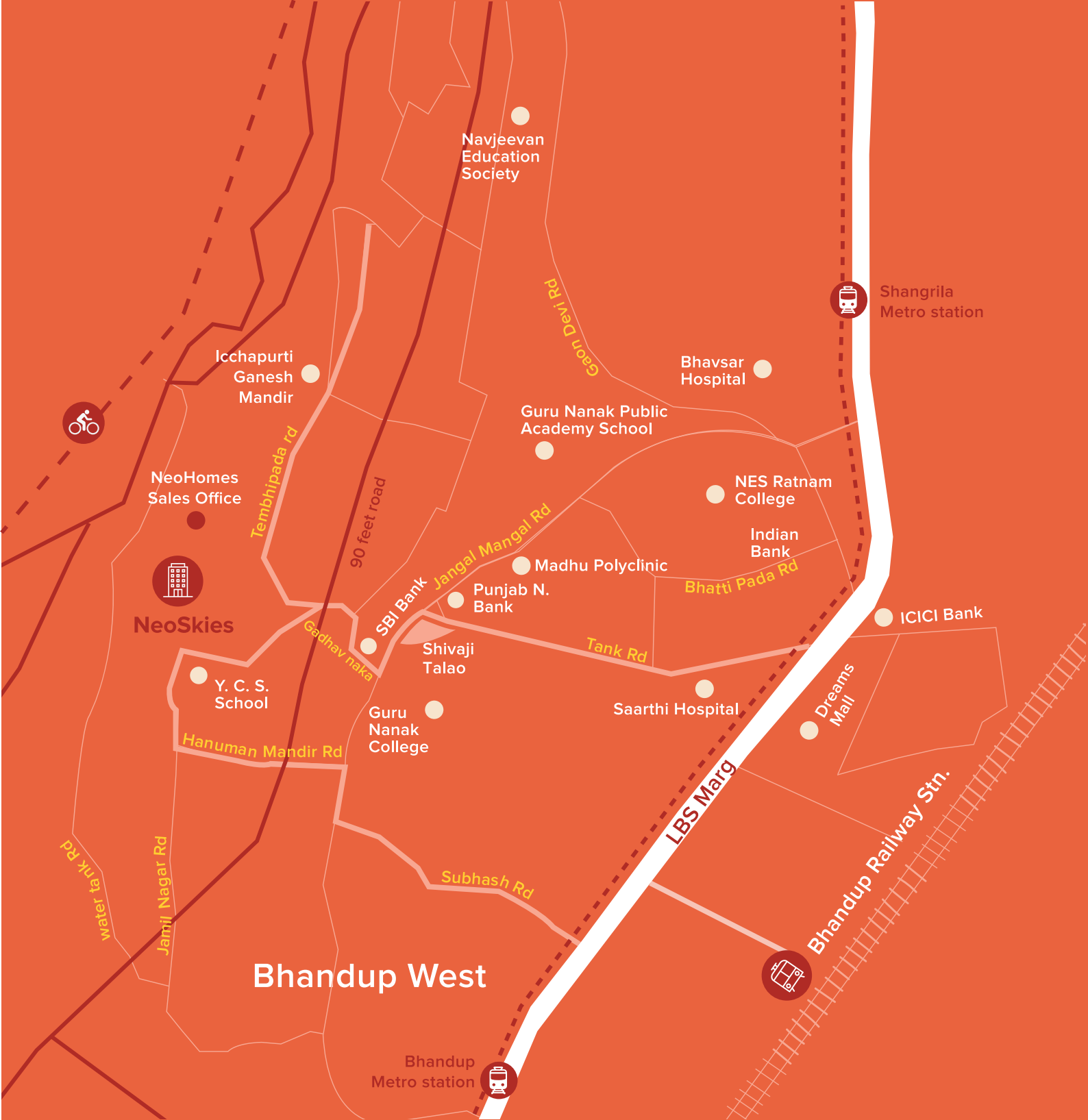
16+ acres

in the pipeline

100+ acres

of potential development





Excellent location

NeoSkies enjoys great road & rail connectivity



5 mins from
LBS Marg



10 mins from
Bhandup station



2 mins from
nearest bus stop

Promising future

Bhandup is set for tremendous future growth



Metro Line 4

The Metro will connect Kasarvadavli in Thane to Wadala along the LBS road. Shangrila and Sonapur stations are being planned in close proximity to the project, with work well under-way.



New road development

Road connectivity is set to improve with the proposed 90 feet road and new road widening sanctions as per the new Development Plan.



Country's largest cycling track

A 39 km cycling track from Mulund to Wadala has been proposed, with the Mulund leg to open from mid 2019.

Superb construction

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



49 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 till 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 used 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.



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

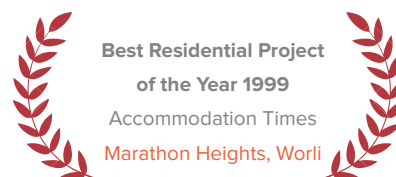
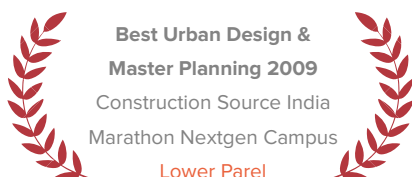
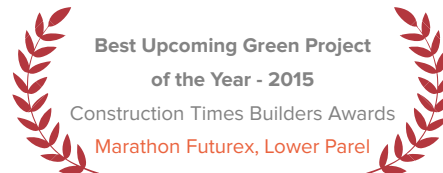
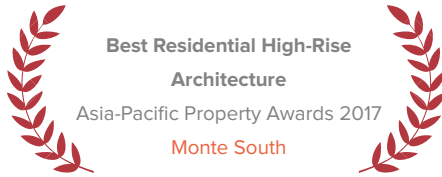
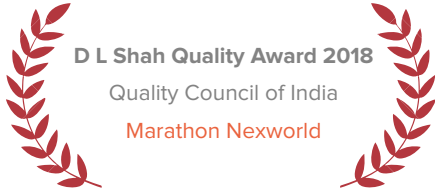
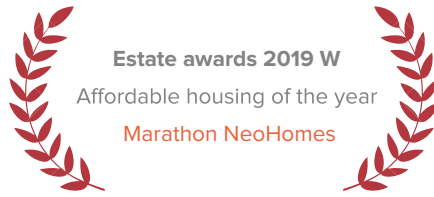
15,000 HOMES

TO BE DELIVERED IN NEXT 5 YEARS

PLANNING OF OVER

100,000 HOMES

UNDERWAY



Our story

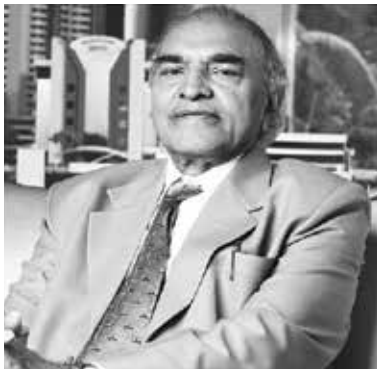
Our Origins

1922

Our origins date back to 1922 when our patriarch played a key role in creating the masterplan for 550 acres of the suburb of Mulund - his role in the planning has resulted in Mulund being one of the best planned suburbs today.

1969

Marathon Group was formally established with our headquarters in Mulund.



70's - 90's

We played a key role in shaping the Mulund skyline through the next



Poonam, built in **1972**, was the first building with an elevator in Mulund.



Marathon Antariksh was the first high rise in Mulund.



KUMUDINI
1975



MAHAVIR
DHAM
1977



RITA
APARTMENTS
1979



TIRUPATI &
BALAJI
1982



JUPITER-
VENUS
1985

90's - 00's

We witnessed exponential growth starting from the 90's by venturing into new locations like Lower Parel and Panvel and new categories like townships and affordable housing



We ventured into affordable housing with the award winning Marathon Nagari township at Badlapur.



Our flagship commercial project, Marathon Futurex at Lower Parel opened in 2010. Futurex is a landmark in the city & houses some of the finest international & national brands.



We recognised the superb potential of Panvel and launched our first premium township project Marathon Nexzone. It was also the first project in Mumbai to offer e-registration of property.



MARATHON GALAXY
1996



MOUNT VIEW
1996



VIRAYATAN (DEOLALI)
1996



UDYOG KSHETRA
1997



MARATHON HERITAGE
1999

10's - Present



We launched two more large township projects at Dombivli - Nextown and Nexworld.



Launched Monte South at Byculla, a joint venture with Adani Realty - one of the most luxurious projects in South Mumbai.



We ventured into the education space with the revolutionary NEXT School at Mulund W. NEXT is India's 1st Big Picture Learning school.



We launched NeoHomes - a new generation of urban homes at Bhandup W, that offers the average Mumbaikar 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, **Byculla**



Monte Carlo, **Mulund (W)**



Emblem, **Mulund (W)**



Nexzone, **Panvel**



Nexworld, **Dombivali (E)**



NeoHomes, **Bhandup (W)**



Eminence, **Mulund (W)**



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



Futurex, **Lower Parel**



Icon, **Lower Parel**



Monte Plaza, **Mulund (W)**

We've been on a Marathon run. **Since 1969**



POONAM
1972



KUMUDINI
1975



MAHAVIR DHAM
1977



**RITA
APARTMENTS**
1979



**TIRUPATI
& BALAJI**
1982



JUPITER-VENUS
1985



ANTARIKSH
1990



**MARATHON
GALAXY**
1996



MOUNT VIEW
1996



**VIRAYATAN
(DEOLALI)**
1996



**MARATHON
HEIGHTS**
1997



**UDYOG
KSHETRA**
1997



**MARATHON
HERITAGE**
1999



**MARATHON
COSMOS**
2001



**MARATHON
MAX**
2003



**MARATHON
MAXIMA**
2003



**MARATHON
CHAMBERS**
2004



**MARATHON
OMEGA**
2005



**MARATHON
NEXTGEN ERA**
2006



**MARATHON
ONYX**
2012



**MARATHON
MONTE VISTA**
2013



**MARATHON
NAGARI-NX**
2014



**MARATHON
EMBRYO**
2015



**The project has been registered via MAHA RERA registration no. - Marathon NeoSkies - P51800018106 and is available on the website <https://maharera.mahaonline.gov.in>
The Project is financed by ICICI Bank Ltd. Their NOC will be provided on request**

Disclaimer:

- Marathon NeoHomes comprises of 2 towers, Marathon NeoSkies - developed by Suyog Developers & Marathon NeoHills - developed by Nexzone Energy Utilities LLP. Both are RERA registered and details of the same are available at <https://maharera.mahaonline.gov.in/>. Customers are requested to visit the said link for details and update themselves with all the necessary details in respect of the project from time to time.
- Rendered Image: Images marked as "Rendered Images" are only indicative. The developer reserves the right to make additions, deletions, alterations or amendments as and when it deems fit and proper without any prior notice
- Rendered Image + Actual View: Images marked with this tag are architectural renderings merged with drone photo of the actual view
- Specifications and amenities mentioned in this brochure/ advertisement and promotional documents are only representational and informative. Information, images, visuals, drawings plans or sketches shown in this promotional document is/are indicative of the envisaged development and the same are subject to approvals. The Common layout amenities will be developed and delivered as per the timelines disclosed on the MAHA RERA website provided timely approvals are received for the same from the appropriate approving authorities.
- All dimensions mentioned in the drawings may vary/ differ due to construction contingencies, construction variances and site conditions. Actual product/ development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be required by the competent regulatory authority.
- The picture of the proposed Residential Flat/ Commercial Unit or Dream flat/ Show office is just a sample flat/office of a specific configuration showcasing the interior layout and is prepared with furniture, items, electronic goods, amenities and other furnishings for the purpose of showcasing the proposed residential/ commercial unit. It is for representation purpose only. The promoter/ developer shall not be required to provide any furniture, items, goods amenities etc as displayed in the picture/ s. All plans, specifications, dimensions, designs, measurements of the dream flat/show office are indicative and are subject to changes.
- The view/s depicted in the picture/s are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the promoter. The view/s may not be available from all the flats in the project and Customers will need to apprise themselves on the views available from the flat/ apartment of your choice. All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this brochure/advertisement/webpage or other documents is intended to substitute the actual plans and approvals obtained from time to time.
- Map/s are not to scale. Maps and Distances taken in kilometers are approximate and taken from Google Maps for information purpose only.
- The customers are requested to apprise himself with the relevant information pertaining to the residential flat/ commercial unit of his interest prior to making any purchase decision.
- The relationship between the promoter/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/webpage or other promotional document. This brochure is merely conceptual and is not a legal document and the promoter/Developer reserve the right to change, amend and modify the contents of this brochure from time. It cannot be treated as a part of the final purchase agreement/s that may be executed from time to time.
- For actual prices and other details the customer are requested to visit the site and contact our sales representatives.

MARATHON
neoSKIES

NeoSkies

Opp. Yashwant Chandji Sawant Vidyamandir, Utkarsh Nagar Road,
Village Kanjur, Bhandup West

NeoHomes Sales Office

Marathon NeoHomes, Ground Floor, Shree Samarth Veronica, Sai Vihar,
Tembipada Road, Bhandup West, Mumbai, Maharashtra 400078

T: 76 71 900 900