adani Realty

MARATHON

Monte South

Byculla (W)

Above and beyond

Why settle for tiny apartments? Why settle for uninspiring amenities? Why settle for less when you can be a part of a real landmark?

In the heart of Mumbai, spread across a vast expanse in Byculla, Monte South is where opulence thrives. It is truly one of a kind because it's set on a massive 12 acre plot - one of the largest remaining land parcels in South Mumbai. This has given us an opportunity to create an oasis of calm, beauty and serenity that will make you forget that you're in the middle of one of the biggest cities in the world.

adani Realty | MARATHON

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1

The Project

The ultimate address of luxury

From enormous themed landscapes, lavish amenities, to luxurious apartments in towers that kiss the skies, Monte South offers the perfect blend of connectivity to all parts of the city, great views of the city's skyline, abundant green spaces, and a lot of charm.

Watch Project Film →

Take a Virtual Tour →

Visit Website →

> "Monte South is the ultimate address of luxury... We are adding to the skyline of the city."

Hafeez Contractor
Principal Architect

Realty powerhouses Marathon Group and Adani Realty have come together to create a residential landmark that will go on to become an endearing icon for the luxury capital.

Designed by the inimitable Hafeez Contractor, Monte South is a magnificent project that towers above the city.

'Best Residential High-Rise Architecture' at the Asia-Pacific Property Awards 2017

'Best Residential High-Rise Development' at the Asia-Pacific Property Awards 2017

'Luxury Project of the Year' at the DNA Real Estate and Infrastructure Awards 2017

'Best Ultra Luxury Project of the Year' at Zee Business Real Estate & Business Excellence Awards

At a glance

Four stunning residential towers of 60+ storeys set on a massive 12.5 acre plot

Joint venture between Adani Realty and Marathon Group

Superb location in the heart of Byculla in South Mumbai

Principal architect Hafeez Contractor & Landscaping by LSG Inc

Ultra-spacious 2 & 3 bed residences with awe-inspiring views

Incredible amenities like a podium beach, Amazon themed landscaping and more

2

Apartments

Experience uncompromised luxury

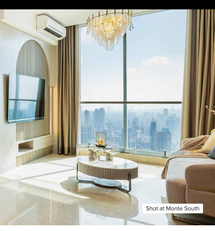
Don't settle for increasingly compromised apartment sizes. After all, what is luxury without the feeling of grandeur and excess?

Monte South offers homes that are expansive in every sense - high ceilings, incredibly spacious rooms, and views that overlook the horizon. Detailed with the finest finishing, Monte South brings to you uncompromised luxury at every turn.

2 BHK
846 - 935 sq.ft.

3 BHK
1194 - 1339 sq.ft.

Download Floor Plans


Shot at Monte South

The living room is immensely large and airy, incomparable to most other projects. Huge windows open up to gorgeous views of the city skyline.

Shot at Monte South

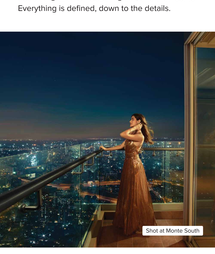
There is no match for our super-sized bedrooms. These massive bedrooms will spoil you with unparalleled comfort and panoramic views from huge floor-to-ceiling windows

Shot at Monte South

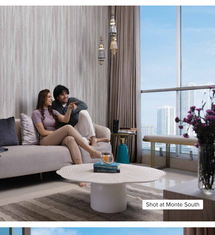
Enormous kitchens with a massive amount of counter space. You'll find excess and comfort in every aspect of Monte South.

Shot at Monte South

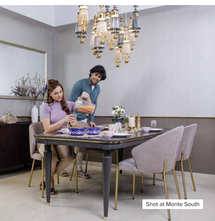
Every finish and every material in your home has been selected with love and the utmost care - Italian marble flooring, teakwood doorframes, luxury fittings, and fixtures, premium doubled-glazed St. Gobain glass, and then some. Everything is defined, down to the details.


Shot at Monte South

At Monte South, enjoy mesmerizing views till where the sky meets the sea. The project's orientation is purpose designed to ensure panoramic views and plenty of sunlight and ventilation in your home. The large windows invite the beauty of the outdoors to fuse with the indoors seamlessly. Double-glazed windows keep the homes cool even during the summer.


Shot at Monte South

Shot at Monte South


Shot at Monte South

3

Amenities

An oasis in the sky

Perched on the 8th floor podium is an oasis in the sky - high above the city, unlike any other. Acres of space for the mind to wander, waterscapes to soothe your senses, serene paths to stroll around, cabanas to laze in, and even a beach!

Take a Virtual Tour of Our Amenities

Dig your toes in the sand as you enjoy the sunset or play a game of beach volleyball on soft sands.

Shot at Monte South

A deep connection to nature

Humans love nature, and our moods, health, and happiness are deeply impacted by it. Natural landscapes are incredibly diverse. So how do we incorporate that kind of diversity to the built environment?

Monte South gave us a huge canvas to integrate a variety of natural elements - greenscapes, waterscapes and even sandscapes. You'll find a vibrant mix of carefully-crafted greenery, water bodies, and even soft white beach sand.

The Science

People who are exposed to greenery are more friendly and supportive and less likely to have psychological fatigue or be rude to others (Kuo and Sullivan 1990).

Patients with a view of greenery healed faster and needed lesser pain medication than patients who instead saw a brick wall. (Roger Ulrich, 1984).

Wavelength Image

Take a dip in one of the enormous swimming pools, sunbathe by a cabana, or soak in the day under the shade of breezy palm trees.

Shot at Monte South

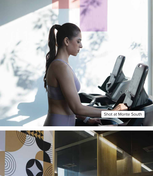
Shot at Monte South

Take a dip in one of the enormous swimming pools, indulge in a session of yoga, sunbathe by a cabana, or hang out with your friends under the shade of breezy palm trees. In a city that's starved for open spaces, Monte South is designed to be a unique experience.

Swimming Pool	**Pool Deck**
Lounge	**Yoga Studio**
Jain Temple	**Pergolas**
Palm Court	**Senior Citizens Corner**

Shot at Monte South

The Jain temple at Monte South. Your serene space of prayer.



Shot at Monte South

Shot at Monte South

With an array of sporting and fitness facilities at Monte South, meeting your fitness goals will be super easy.

Multi-purpose Sports Court	**Indoor Games Room**
Gym	**Kids' Play Area**
Jogging Track	**Skating Rink**
Beach Volleyball	**Golf Putting Range**
Dance Studio	

Wavelength Image

Monte South has a large multipurpose court that can accommodate a wide variety of sports.

Shot at Monte South

Arrive home in style

The entrance gate at Monte South is designed to allow easy merging with the traffic, so you can get in and out with ease. An impressive 8-storey tall podium facade welcomes you home with a vertical sky garden. It's a tropical welcome that cools your senses and makes you feel at home, even before you've stepped inside the lobby.

Grand triple-height entrance lobby

High speed elevators

Multi-level security

Plenty of parking space

4

Location

An opportunity of a lifetime

Monte South enjoys an exceptional location right in the heart of South Mumbai. It is well connected to major highways, making your commute to anywhere in the city easy.

But there is much more to its location than just convenience. You see, every once in a while there comes an opportunity for exponential growth. Monte South, being located in Byculla, presents exactly such an opportunity. With radical transformation underway, it is a location with immense potential for growth.

Open in Google Maps

Where new-age luxury meets old-world charm

For the heritage-rich quarters of Byculla, the time for a remarkable make-over has come. Byculla today finds itself in a similar situation as Lower Parel did about 12-15 years ago. At Lower Parel, most of the land was occupied by defunct mills. But things changed dramatically. Old mills became swanky malls, and residential complexes, restaurants, and corporate parks popped up overnight. Property rates at Lower Parel skyrocketed.

With large mill lands now being redeveloped at Byculla by leading real estate brands, and given its strategic location at the center of the city, we believe Byculla is set to follow Lower Parel's trajectory and experience a radical transformation.

Monte South, being developed on one of the largest available mill lands, is at the forefront of this transformation.

In the heart of the city...

Byculla is extremely well-connected to all parts of town.
Monte South finds itself strategically located with easy access to South Mumbai, the business districts of Lower Parel, the Western and Eastern Express highways, and the Eastern Freeway. Your daily commute will be a breeze.

Byculla is also surrounded by neighborhoods at the forefront of culture - offering the finest dining, shopping and entertainment experiences the city has to offer. From colonial Coloba to corporate Parel, to hipster Bandra and hotspot Andheri, the charm of every neighborhood is just a few kilometers away.

Hospitals

Saifee Hospital
3.3 km

Prince Aly Khan Hospital
1.9 km

Jaslok Hospital
4.5 km

J. J. Hospital
2.1 km

Shopping

High Street Phoenix
3.7 kms

Palladium Mall
3.8 kms

Atria Mall
5.1 kms

Colaba/Kalaghoda/Fort
4.8 - 7 kms

Schools

Villa Theresa
5 kms

Christ Church
700 m

Queen Mary
3.1 kms

Aditya Birla World Academy
2.7 kms

Colleges

Sophia College
4.8 kms

St. Xavier's
4.4 kms

J.J. School of Arts
3.5 kms

Jai Hind
5.6 kms

5

The Makers

Monte South is an alliance of pioneers - a joint venture between two real estate powerhouses - Adani Realty and Marathon Group. Over the years, the companies have created award-winning projects that have gone on to become landmark residential and commercial spaces, with over 87 million sq. feet of land developed between the two names.

View Construction Status

adani Realty

Touching your lives, the Adani way.

Adani Group, one of India's largest business houses, is a diversified conglomerate with interest in sectors like ports, power, gas, power generation, oil & gas exploration, coal mining & trading, edible oil, etc. Adani Realty is their youngest arm and is developing over 69 million sq. ft. of residential, commercial and social club projects across Ahmedabad, Mumbai, Gurgaon, Kochi & Mundra.

With a commitment to getting India on par with the most advanced countries around the world, Adani Realty has begun development in the most promising cities, integrating the finest design aesthetics with cutting-edge construction technology. Adani Realty aims to revolutionize real estate, keeping in mind the varied aspirations and lifestyles of new-age India.

Developer of the Year - Residential
Adani Estate Pvt. Ltd.
Western Heights - Mumbai

Asia's Greatest Brands
Adani Realty
Industry: Real Estate Category: Residential

Developer of the Year
Realty + Conclave & Excellence Awards 2017

Developer of the Year - Residential
ADANIKOH PROJECT LLP
Oyster Grande - Gurgaon

Project of the Year (Premium Segment)
Western Heights - Andheri
Accomodation Times International Real Estate Awards 2016

Best Residential Project in the Luxury Category
Water Lily - Ahmedabad
CNBC Awaaz Real Estate Awards 2015

Shantigram

Western Heights

Oyster Grande

Pratham

The Belvedere

Aangan

MARATHON

Redefining Real Estate

Marathon Group is a 52-year-old Mumbai based real estate development company that has completed over 80 projects in the city. The group is proud to have provided homes for more than 5,000 families, retail spaces for 400 retailers and offices for 350 businesses.

Marathon is 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).

Marathon Group awarded **"Developer of the Year"** at the ET NOW Real Estate Awards 2018

Marathon Group has been awarded Certificate of Merit 2016 by IMC RENGA

Marathon Group is the 1st company in India to implement property e-registration for customers of Marathon Nexzone, Panvel.

Marathon Group has won the IMC RENGA 'Making Quality Happen' Award in 2017

Marathon Futurex, Lower Parel awarded "Best Upcoming Green Project of the Year-2015" by Construction Times Builders Awards

Recognised as **"2nd Most Trusted Developer in MMR"** By NDTV Profit & Prop Equity Survey, 2014

Marathon Newworld

Marathon Nextown

Marathon Nexzone

Marathon Monte Vista

Marathon Monte Carlo

Marathon Futurex

To achieve our goal of uncompromised luxury, we've partnered with the best in the business. Monte South is designed by the inimitable Hafeez Contractor, with landscaped design by the world-renowned LSG Inc. With cutting-edge construction technology and practices being used for the project, Monte South is a stunning landmark that is built to last.

The Architect of Mumbai's Skyline

The architect behind Monte South's landmark towers is Hafeez Contractor; a visionary who has impacted the skyline of metropolitan India with his unmistakable signature style.

He set up practice in 1982 with a dedication to design excellence, efficient delivery and sophistication in building technology. Today, he heads the largest architectural firm in India, with over **550** team members. The firm has to its credit over **2500** clients and **7.2 billion** square foot of on-going projects in **100** cities and **5** countries.

Masters in Outdoor Living

The imaginative landscapes at Monte South have been envisaged by the award-winning American landscape firm LSG Inc.

Their expertise includes master planning, site design, environmental assessments, and landscape architecture. They firmly believe in creating spaces that are smart, sustainable, creative, and transformational. Their impressive portfolio includes projects throughout the Eastern Seaboard, China, and India.

Cutting-edge construction

The imaginative landscapes at Monte South have been envisaged by the award-winning American Landscape firm LSG Inc.

Their expertise includes master planning, site design, environmental assessments, and landscape architecture. Their impressive portfolio includes projects throughout the Eastern Seaboard, China, and India. They firmly believe in creating spaces that are smart, sustainable, creative, and transformational.

Rock solid structure

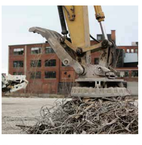
The revolutionary Korean Kumkang formwork technology employed at Monte South allows for simplified and faster construction activity with an excellent, smooth concrete finish. It helps to reduce the time taken for construction while creating rock-solid, leak-resistant structures.

Micro-Managed Quality

An on-site batching plant generates high-grade concrete on demand, and an on-site material testing lab ensures the highest levels of quality control. Our engineers go right till the source of the raw material to ensure that quality is uncompromised.

Pioneers of Best Practices

We do not outsource our construction and our engineers retain full control over construction quality. With our leadership team having decades of engineering and construction expertise, we have been pioneers of many best practices in the industry.



Practicing Sustainability

Eco-friendly construction choices have been consciously made, including the use of low VOC materials, reduced CFC content, and ozone friendly fire-fighting. On-site debris is recycled and reused, preventing construction waste from causing ecological damage.

Optimising Energy Usage

We have conducted extensive solar and wind studies to ensure that the towers are oriented to maximize natural light and ventilation while reducing energy consumption. Double glazed windows keep the homes cool even during the summer.

The project has been registered via MahaRERA registration number: P51900001936 / P51800001779 / P51800001681 / P51800001585 /P51900001346 / P51800002818 / P51900033347 / P51900048944 / P51900049688 and is available on the website https://maharera.mahaonline.gov.in under registered projects. The Project Monte South shall be developed in a phase wise manner and is divided into various Real Estate Projects.

Monte South is developed by Swayam Realtors & Traders LLP (A joint venture by Adani Realty & Marathon Group Company). Project funded by HDFC Ltd. & IndusInd Bank.

Disclaimer

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.

Maps may not be to scale and distances and travel times are as available on Google Maps.

All dimensions mentioned in the drawings may vary / differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction.

*The images of the dream flat shown are rendered images of the flat merged with actual drone views from the site. The views depicted in the pictures 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.

The rendered images of the proposed Residential Flat are 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 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 flat are indicative and are subject to changes. The dream flat / show flat is of a specific configuration only. Actual configurations for sale may vary. Customers are requested to apprise themselves of the details for the configuration of their choice.

The amenities shown herein are only indicative and they are subject to change/s based on approval from competent authorities. The Project Monte South shall be developed in a phase wise manner and is divided into various Real Estate Projects. Common amenities will be delivered with real estate project Monte South 6.

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 promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time.

The relationship between the 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 or other promotional document.

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MARATHON

Monte South

Byculla (W)