MARATHON

sunset
GARDENS

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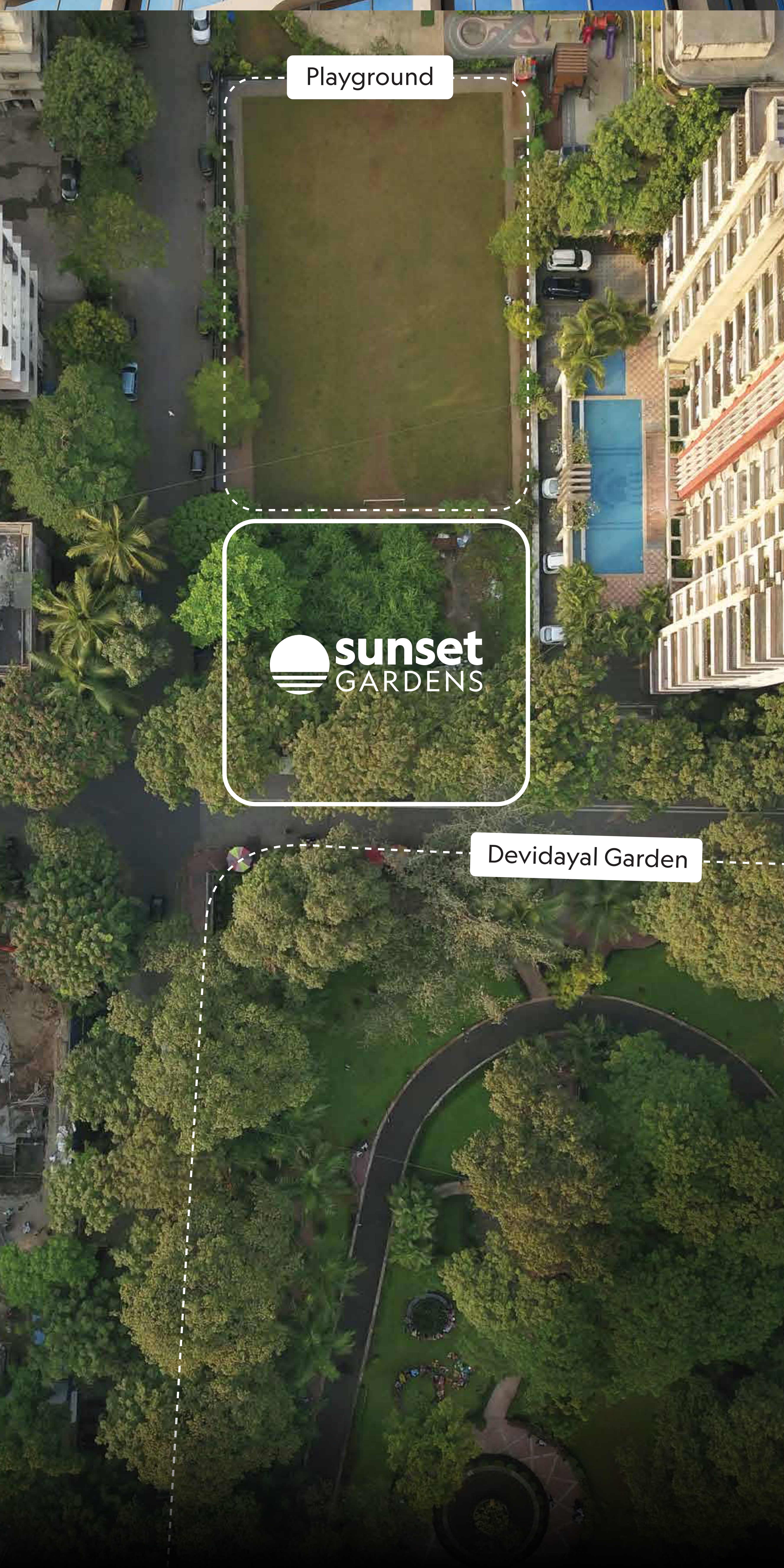
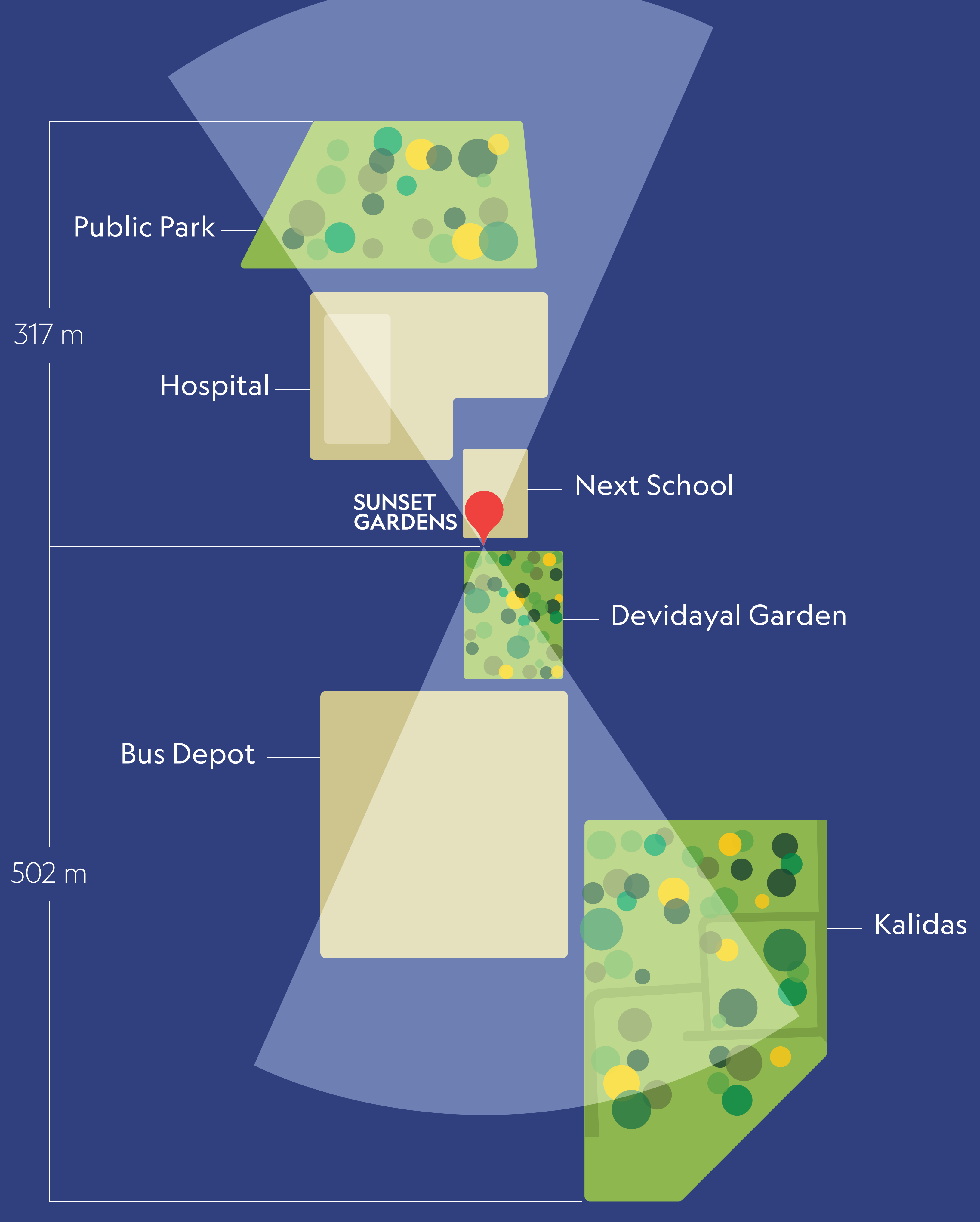
Simply Iconic

The same design team that created NEXT School brings to you yet another iconic building. Sunset Gardens' sleek and curvy aesthetic and glass facade will make you super proud of calling it your home.



Super Green

Sunset Gardens will stand on one of the most unique plots in Mulund - a plot that has permanent, guaranteed views of greenery on both sides. On one side we have the renowned Devidayal Garden and on the other side a beautiful, green playground with a lot of trees! Having such a strong connection to nature right in the heart of Mulund is truly rare and a once in a lifetime opportunity.



Feel the horizon

Even at a macro level, Sunset Gardens enjoys really open views with no tall structures obstructing the view for long, long distances. Most of the plots marked in the diagram are green open spaces full of trees, and the other ones have low rise structures of a few floors.

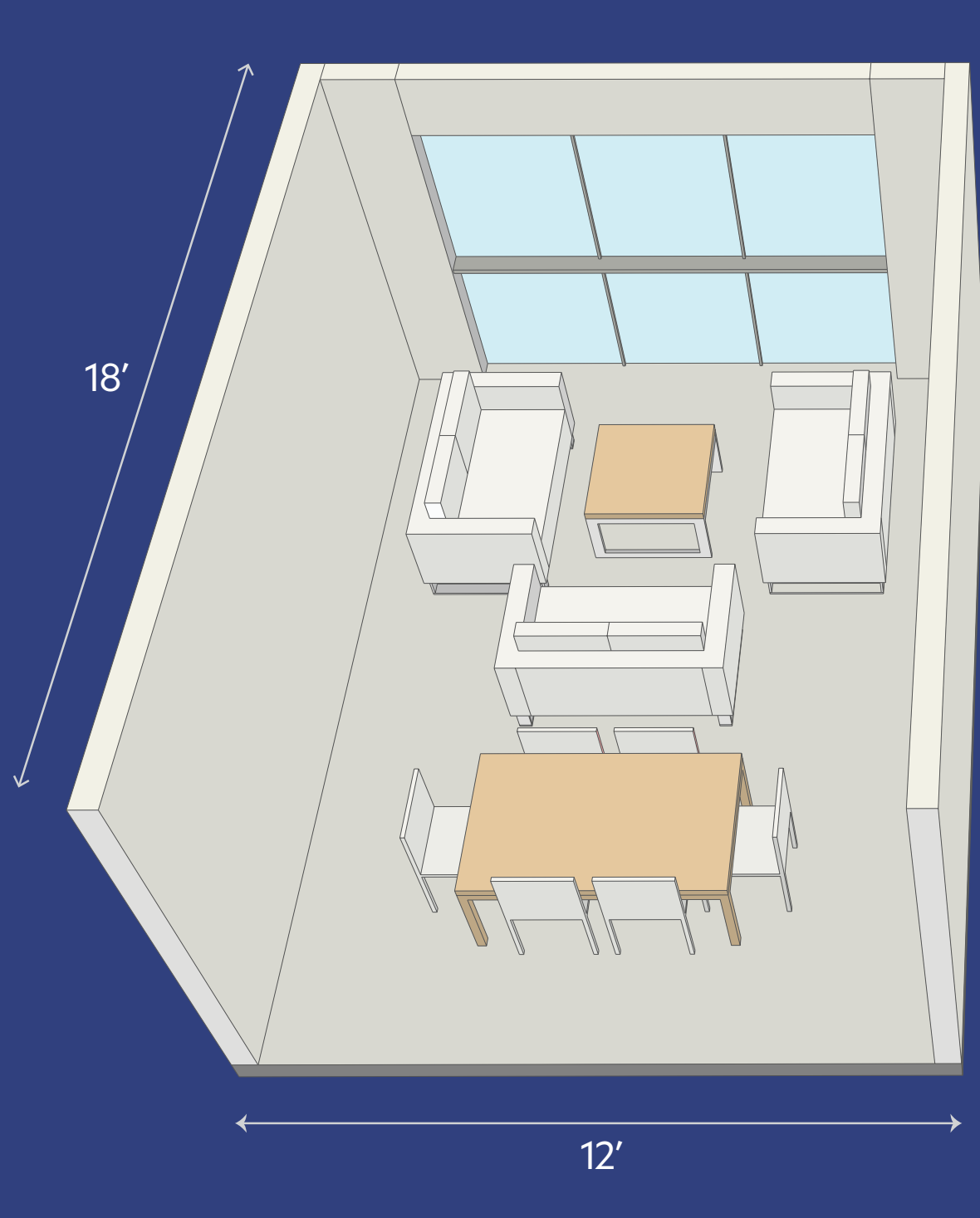
HOME

Standard is boring. We aim for spectacular.

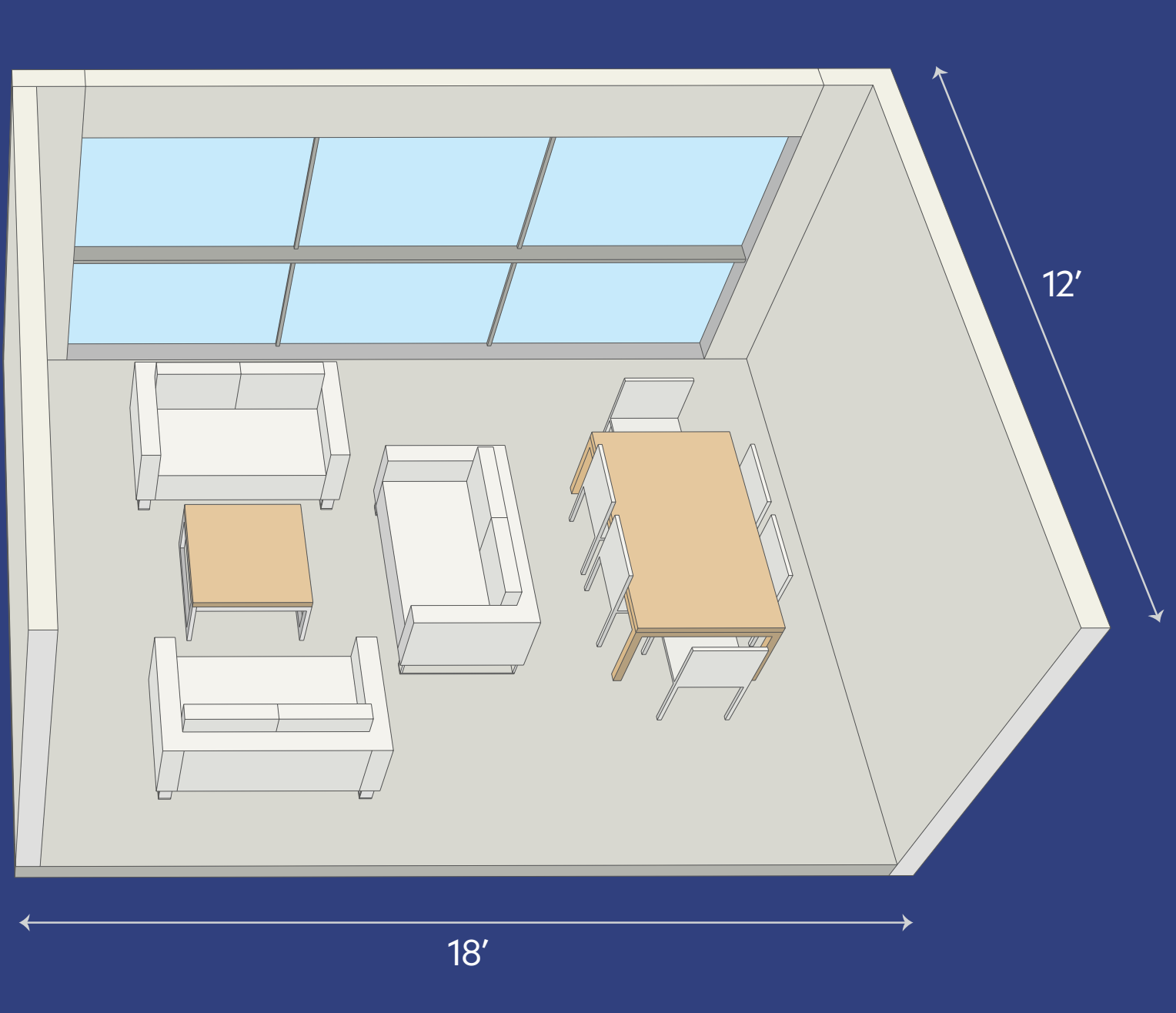
INTRODUCING

The Wide Living Room

Sunset Gardens enjoys some of the most incredible views in Mulund. We thought deeply about how our apartments can make the most of this view and came up with an innovation that will create a really epic experience - we call it the wide living room.



This is a typical living room in a majority of the apartments you will find in the city. How can we use the same space to create a much better experience, without increasing the area and price?



We simply rotated the room. It's the same area, but your window is now almost twice as big!

The entire space becomes exponentially better, opening up to breathtaking, panoramic views. Even your dining table now has awesome views and great ventilation.

Epic, isn't it? And to take this experience to an even further level we ditched the standard window sections that you get on the market. We are custom designing all the window sections to create huge panels of glass with very minimal and sleek frames to make your living room truly spectacular!

Views matter more than you think

Who doesn't like beautiful views? But did you know that views of nature and greenery have a huge impact on our moods, health and productivity? There are hundreds of scientific studies that establish this fact. Here are a few of them:

People who were exposed to greenery were more friendly and supportive. They were less likely to have psychological fatigue or be rude to others (Kuo and Sullivan 1990). They were more likely to value deep relationships, be generous, be helpful and trusting (University of Rochester study).

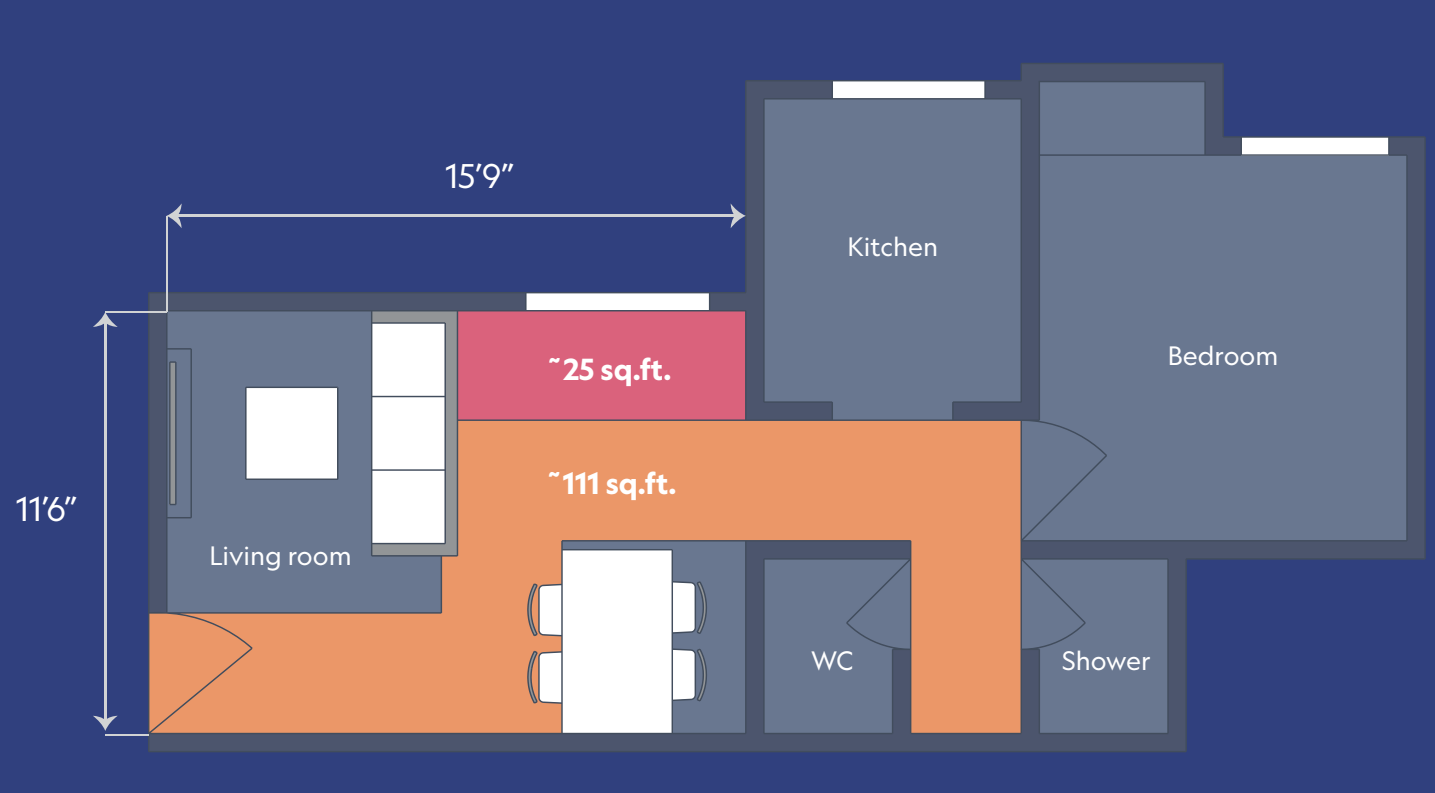
Sunlight has a huge impact on our moods, health and productivity. Office workers who worked near windows slept better, exercised more and were more productive than those in windowless offices (Cheung & Zee, 2014). Exposure to daylight improves moods and cognitive performance (Kent, 2009).

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

These are just a few of the studies that demonstrate the profound impact nature has on us at a subconscious level. Sunset Gardens thus gives you a rare opportunity to stay super connected with nature and live right next to one of the most beautiful parks.

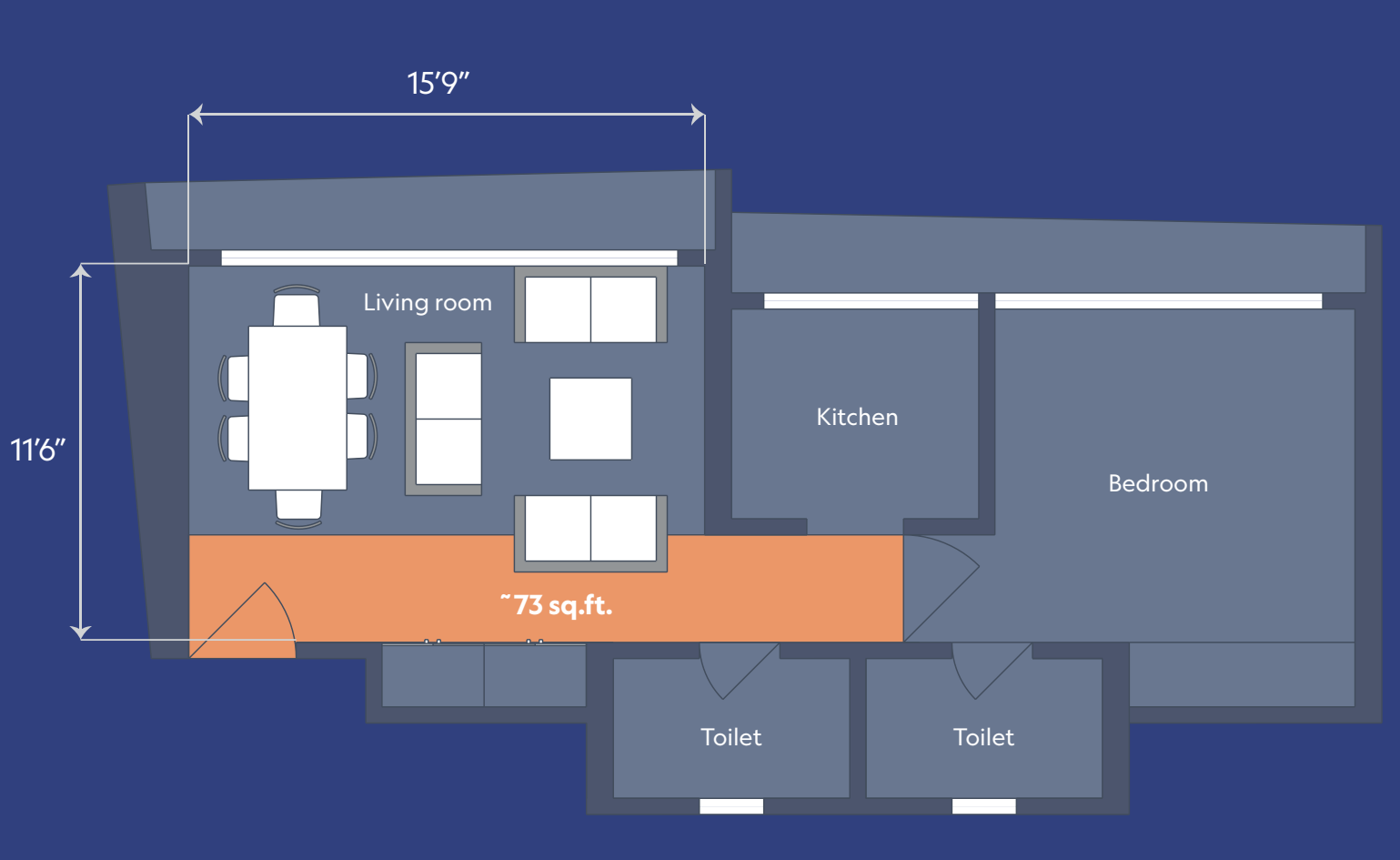
Every square foot matters

The dimensions of a space don't tell the whole story. Every living room has what we call an 'invisible passage' which has a huge impact on how you will be able to use the space.



Other Developments

Careless designs result in highly disruptive invisible passages that waste a lot of space and create dead areas. You end up with much less usable space, and all kinds of problems in terms of your furniture layouts.

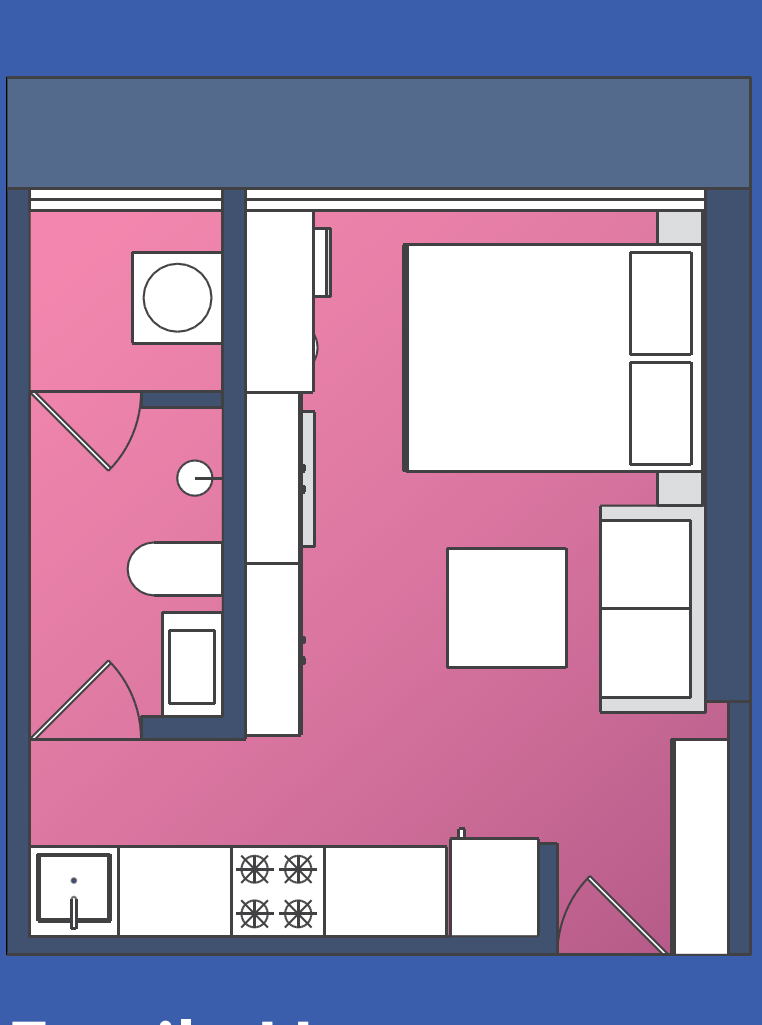


Sunset Gardens

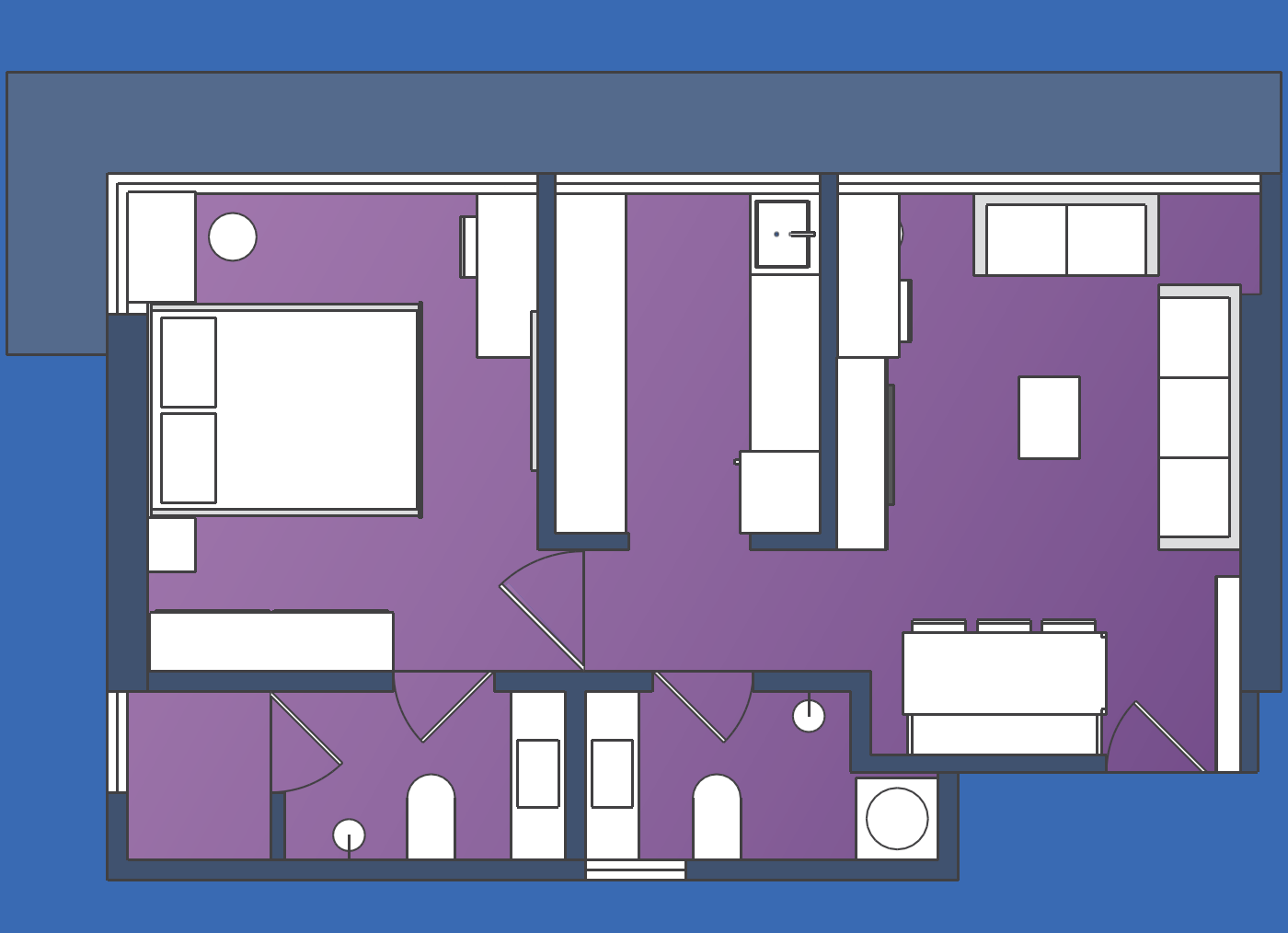
All our designs have the invisible passage running neatly along one side of the unit. This results in the least wastage - notice how you can have much bigger seating area and a much bigger dining table because of this.

Carved to perfection

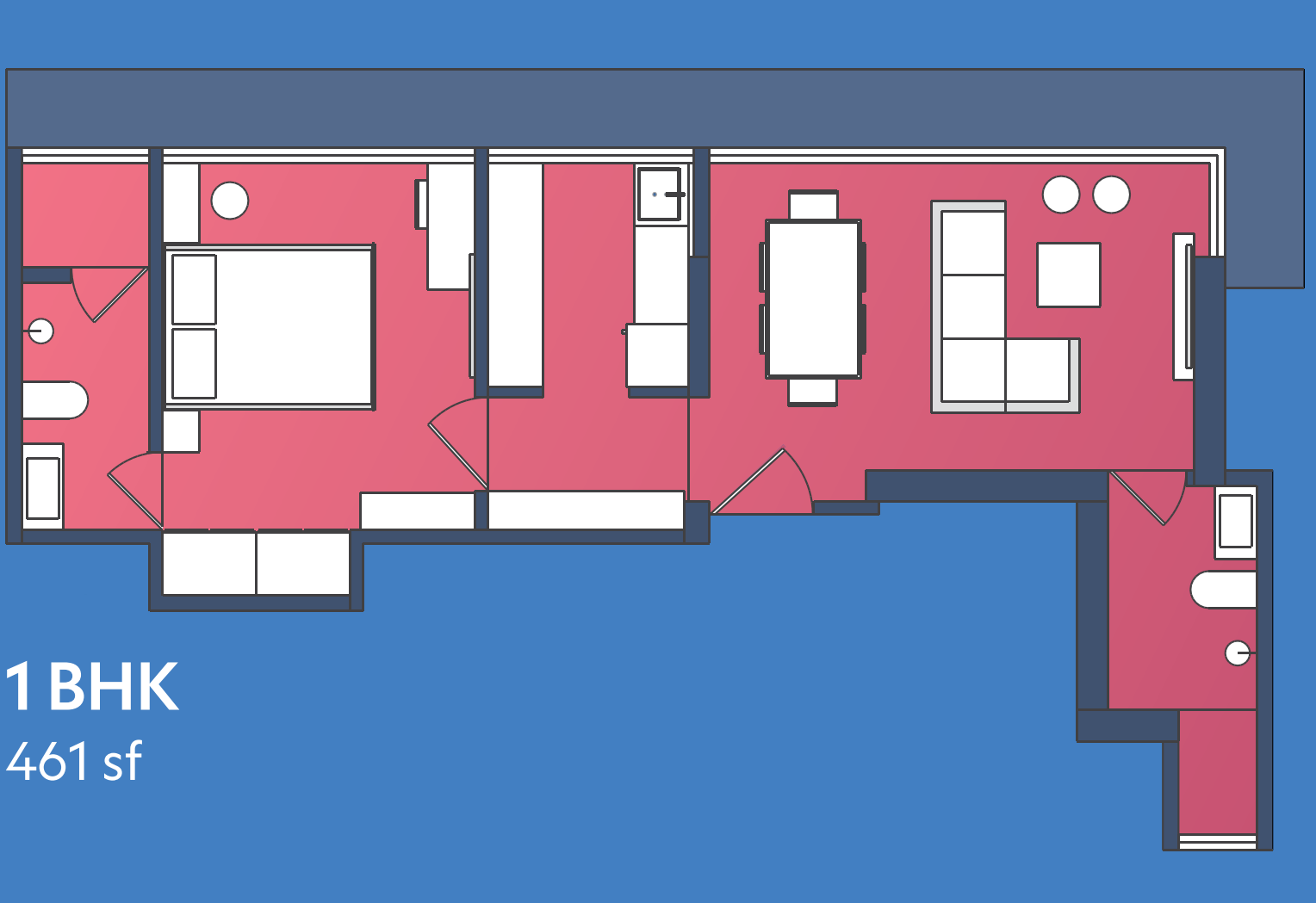
Our greatest focus has been the experience from within our apartments. Each unit we designed is a distinct product, with unique features catering to different preferences. We've thought about every inch, every function and every piece of furniture. No detail is too small!



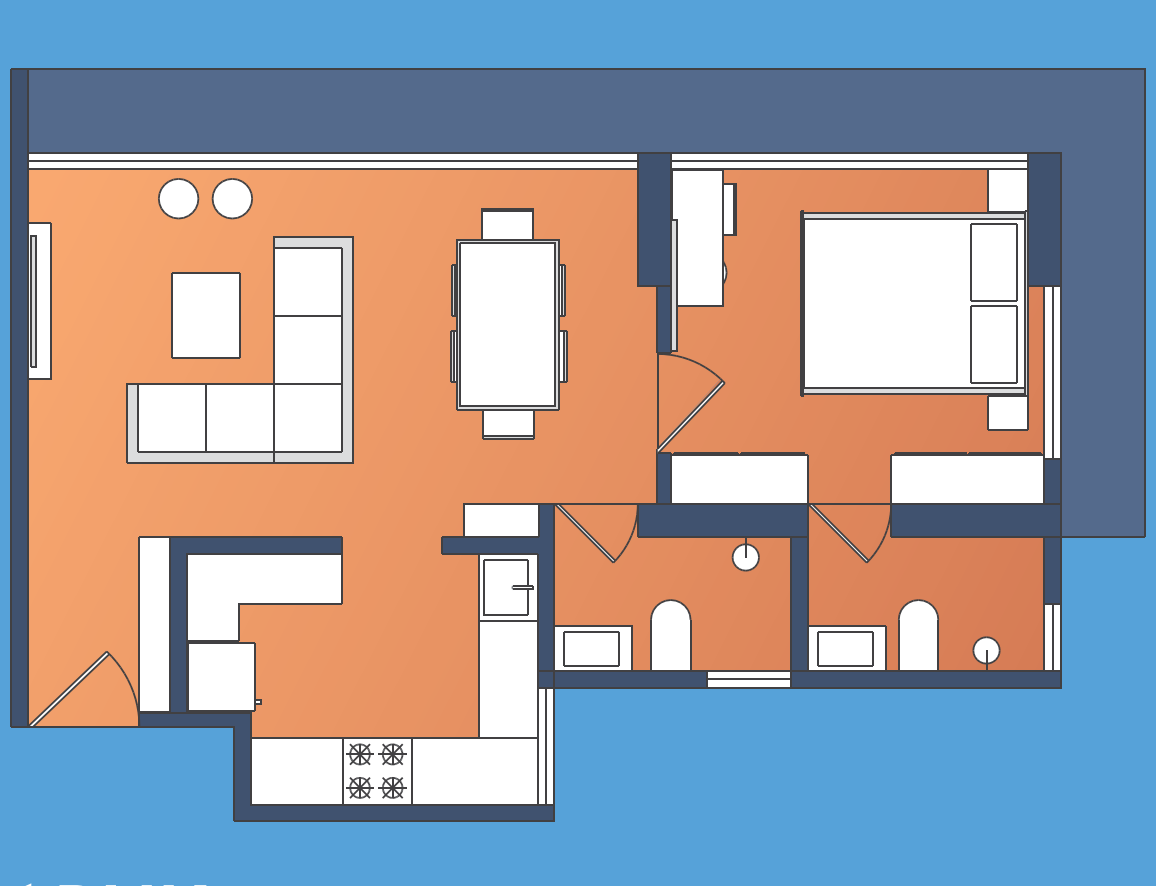
Family Home
240 sf



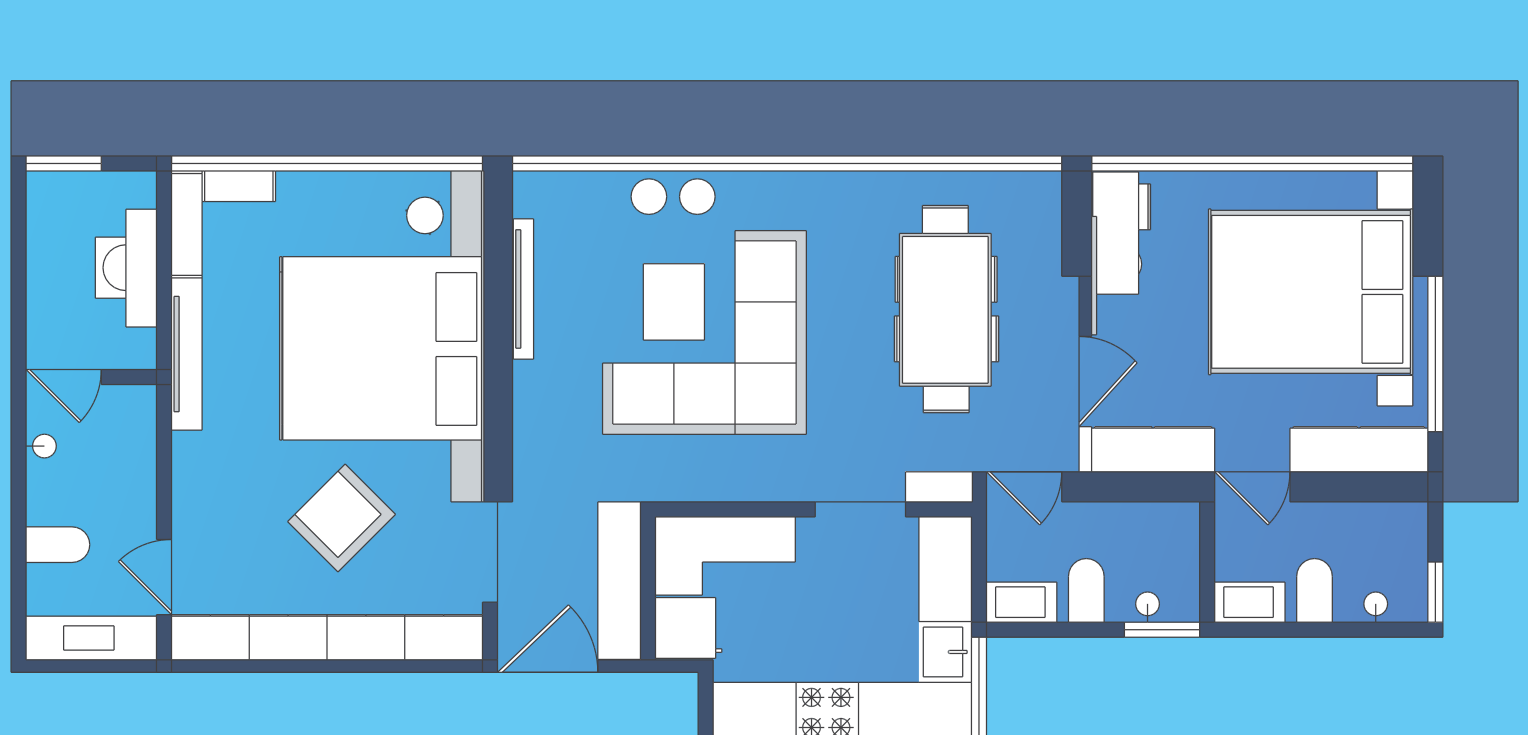
1 BHK
420 sf



1 BHK
461 sf



1 BHK
486 sf



2 BHK
726 sf

Plug & Play Apartments

Your apartment at Sunset Gardens comes with a huge list of upgrades - over and above anything you will see in any other project. But these are not upgrades for the sake of it. We thought very carefully about some of the most painful aspects of furnishing your home - stuff that takes the most effort and involves the most number of agencies. We then poured our design expertise in each of these areas to deliver deeply thought out experiences - all built into your home by default.

AC
Pre-installed branded ACs in living room and all bedrooms

Kitchen
Modular kitchen where each activity is deeply thought out and planned for.

Washroom
Fully finished washroom with designer tiles, false ceiling, lights, geyser, cabinet under the wash basin and even a mirror and towel rods!

Utility Area
Pre-installed ODUs and drying racks to dry your clothes.

Kitchen

Ever try to order a modular kitchen yourself? Months and months of planning. Multiple agencies required in execution. Lots of possibilities for mistakes and for costs to spiral out of control.

For customers, it can be extremely stressful. So leave it to the experts! Over years and years of designing and using kitchens, we have come up with many principles and ideas that can make your life in the kitchen much much easier. And make your kitchen super neat and pretty too!

Washrooms

It's a bit complicated for users to make a neat and tidy washroom as you have to install geysers, make plumbing connections, and then ideally put a false ceiling to hide the geyser. Once you have a false ceiling you can do much much better lighting as well. But don't you worry, we got this all figured out - we will do the **geysers, false ceiling,** and **lighting** for you.

And we didn't stop there. We're putting in a mirror, a rack below the wash basin counter and upgrading the tiles to designer tiles too! All with our high standards when it comes to design thinking.

Air Conditioning

AC installation requires a bunch of design decisions like proper positioning, proper routing of the plumbing and the electric wires, concealing the pipes, etc. And users rarely get all of this right. Make one mistake and you will end up with weird 'boxing' details all over your room.

Add to this the fact that there are 3-4 different agencies involved - AC vendor, false ceiling contractor, electrical, and sometimes carpenter; each having his own opinion and ideas.

Leave it to us! We will sort this out without any boxing or without even a false ceiling! Magic? No, it's called design thinking.

Utility Area

The most ignored, but in many ways the most important functions of your house like washing machines, drying of clothes and the ODUs for your ACs go here.

There's a lot of design thinking that went into making sure it all works beautifully. But we wanted to ensure it goes exactly as we have planned so we're just doing the whole thing for you! Your utility area will come with pre-installed ODUs and a custom fabricated drying rack made to size.

AMENITIES

Not just amenities, but epic experiences.

Gym

Being on the top floor, with huge glass panels for windows, this might be the best views of any gym in town! We have planned adequate cardio equipment and also a complete set of barbells and dumbells for a full body weight training routine.

Library

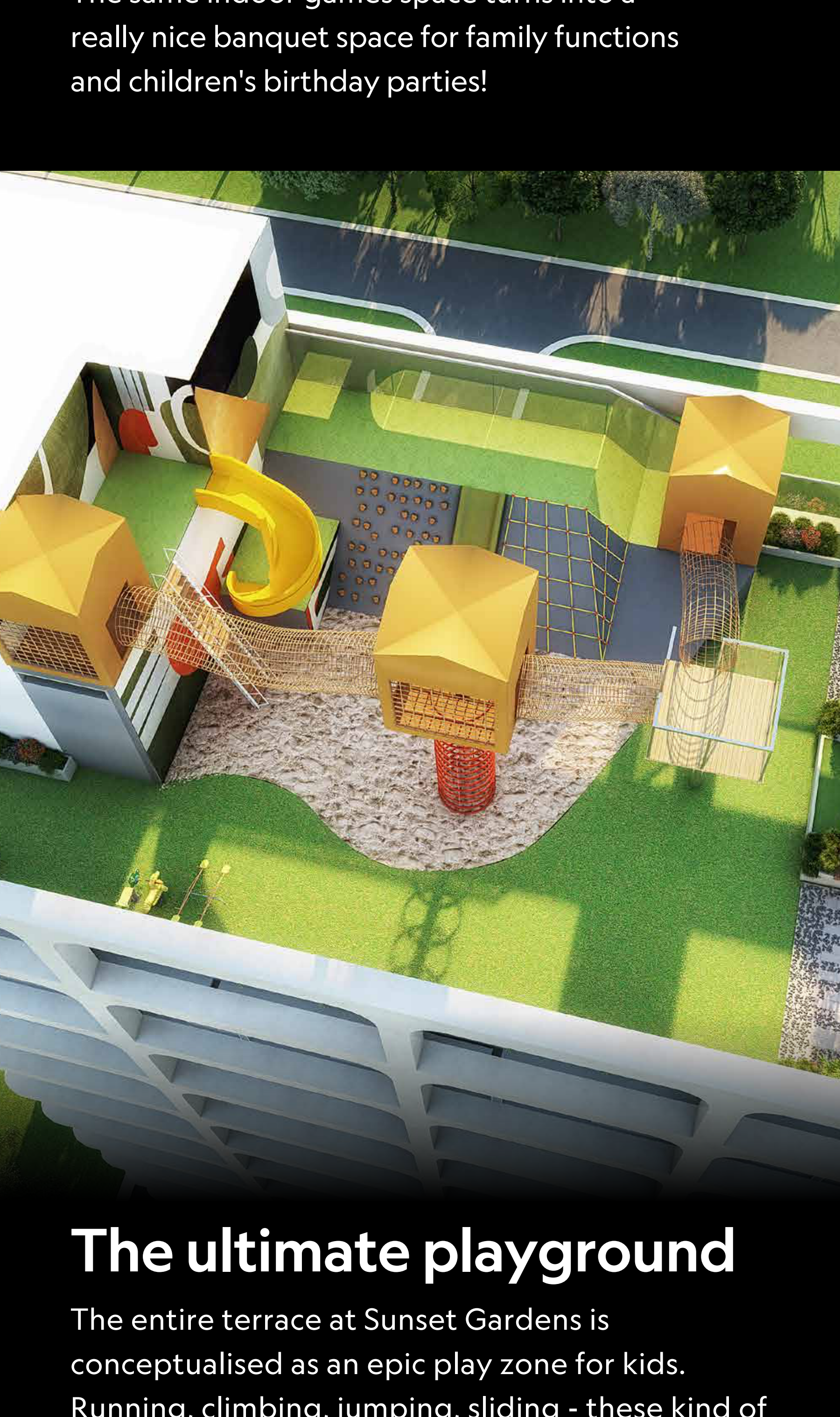
One of the most ignored but much needed amenity in any development. Exam time can be very stressful for the family with everyone in the house having to maintain "pin drop silence" so that the kids can focus on studying. But when you have a library in your own building, at home you can make all the noise you want!

Indoor Games Lounge

The dream space for any teenager. With a table tennis table, and a couple of carrom tables, this is the ideal space for teenagers and adults to play. But the space does much more than that - with some nice couch seating and a TV this is a place where you can hang out or as they say - "chillllll out". And you probably don't want to tell your kids just yet that we're planning to put in a playstation too!

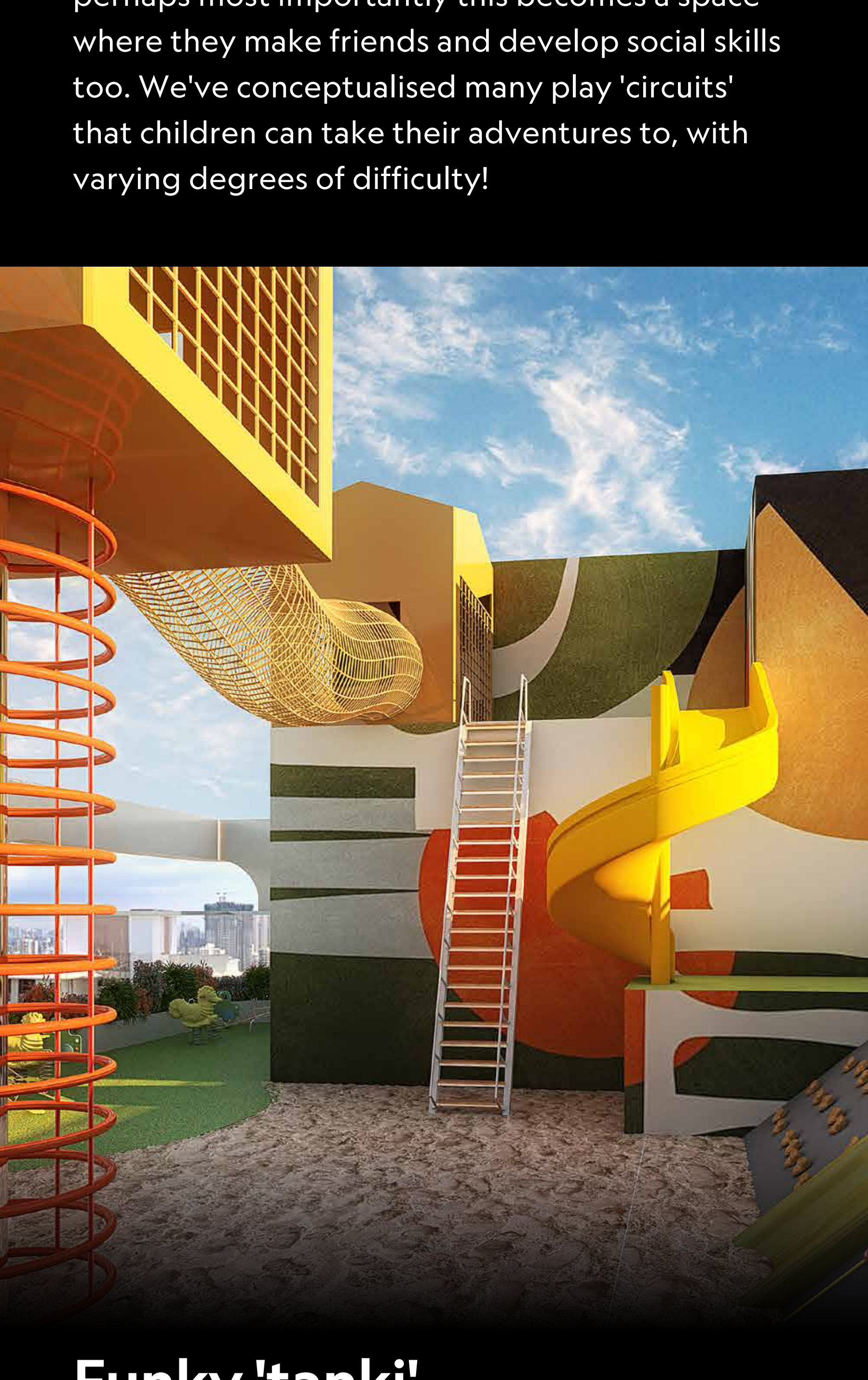
Banquet

The same indoor games space turns into a really nice banquet space for family functions and children's birthday parties!



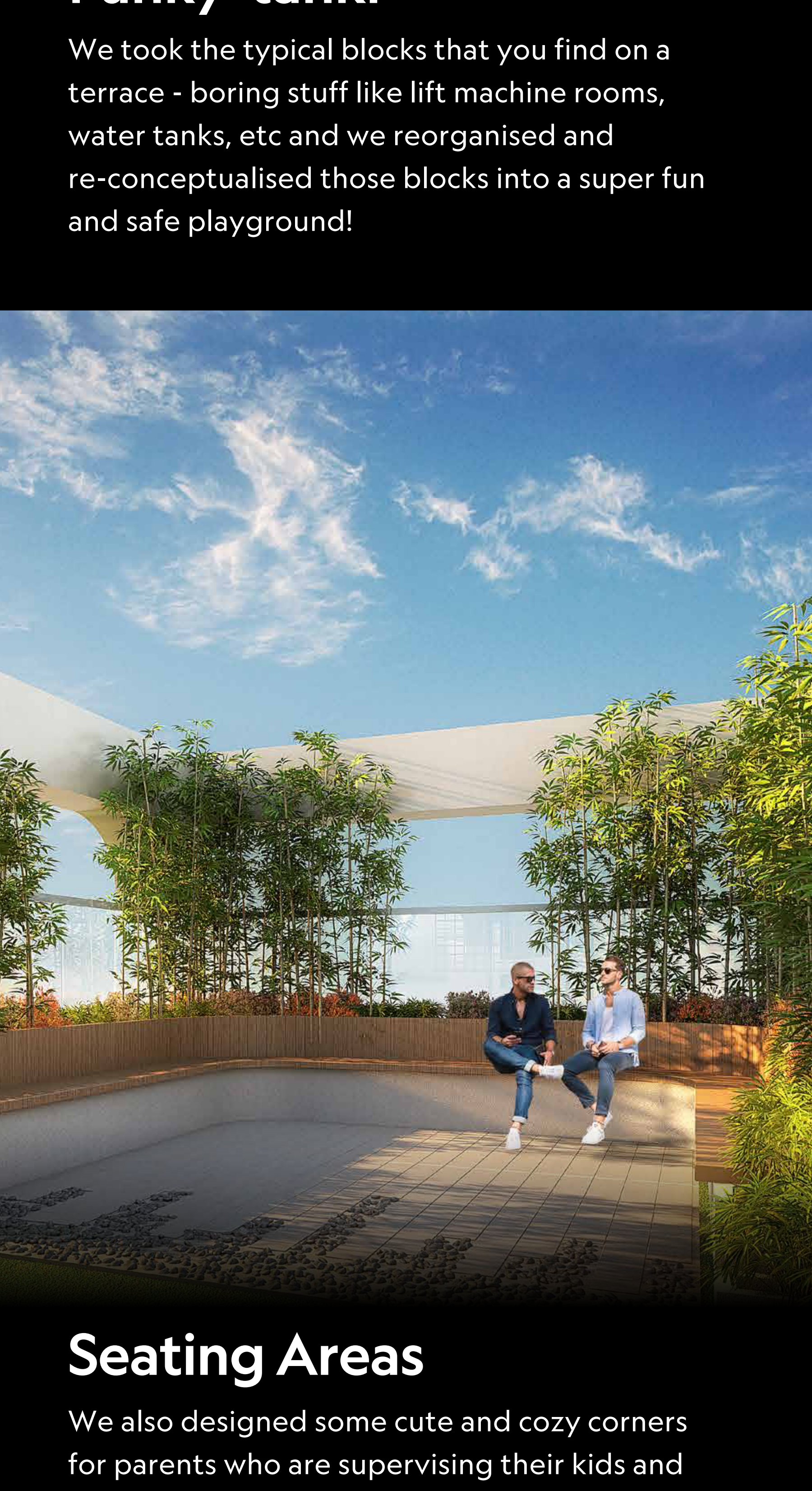
The ultimate playground

The entire terrace at Sunset Gardens is conceptualised as an epic play zone for kids. Running, climbing, jumping, sliding - these kind of activities are incredibly important for the physical and mental development of children, and perhaps most importantly this becomes a space where they make friends and develop social skills too. We've conceptualised many play 'circuits' that children can take their adventures to, with varying degrees of difficulty!



Funky 'tanki'

We took the typical blocks that you find on a terrace - boring stuff like lift machine rooms, water tanks, etc and we reorganised and re-conceptualised those blocks into a super fun and safe playground!



Seating Areas

We also designed some cute and cozy corners for parents who are supervising their kids and another one for senior citizens as well.

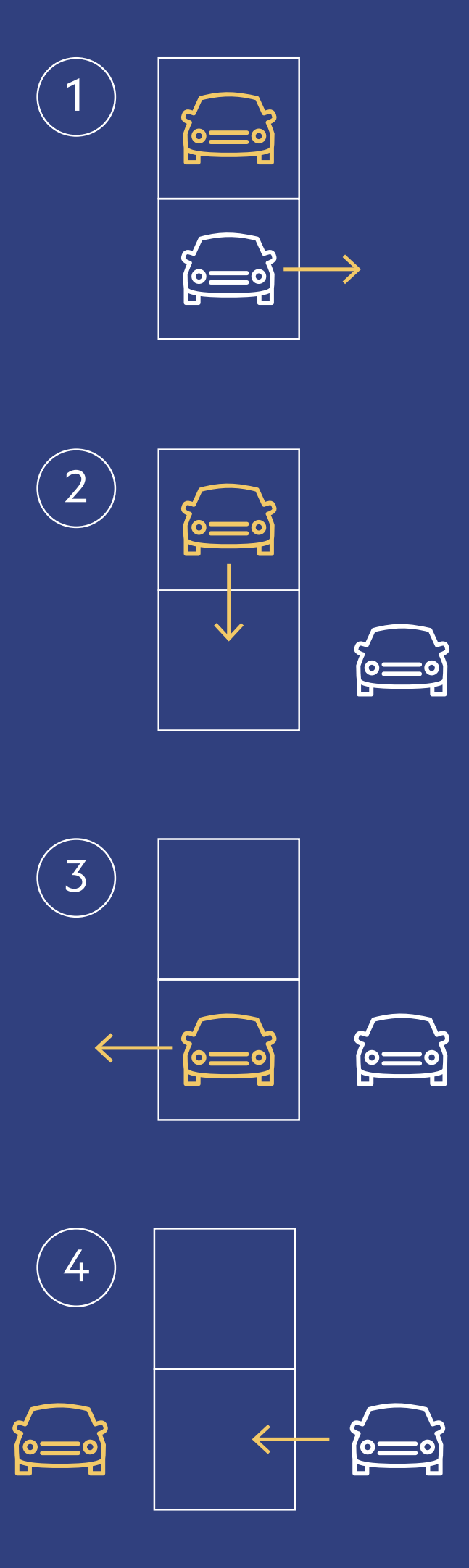
Revolutionary parking systems

Instead of providing the standard 'stack' parking system that comes in typical small buildings, we are investing in an intelligent parking system called 'puzzle parking', which makes your life much much easier.

What if you wanted to retrieve the car marked 🚗 in both these cases?

Stack System

Most commonly found parking system



① You will need to have the keys for white car, and then proceed to remove it

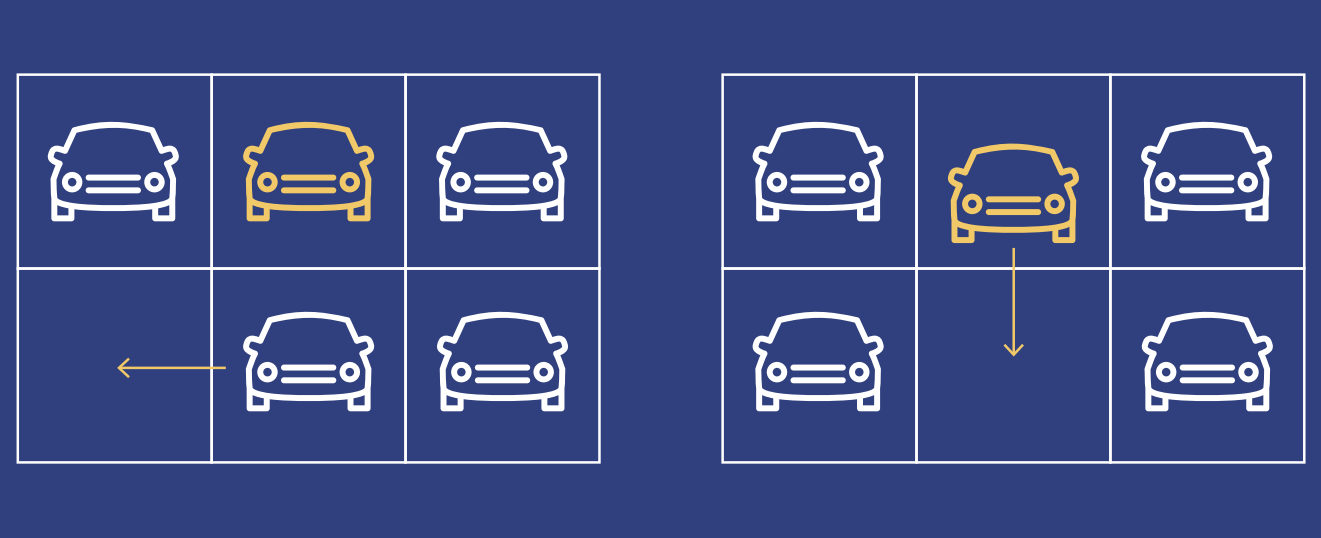
② You now have to press a button to bring the yellow car down

③ You can take out your car, but you can't just drive away because...

④ You have to drive the white car back into the slot! Phew!

Puzzle System

Your system at Sunset Gardens



You just press a button. That's it. The system will move around the cars to deliver your car at ground level and you can drive away with ease!

LOCATION

Right in the heart. But a class apart.

A Peaceful Life

Most people prefer to live in quieter neighbourhoods, a bit away from the big roads, traffic and noise. In neighbourhoods where you can step out onto a peaceful street, and simply walk to shops and parks nearby. Rather than being trapped in big layouts on big roads where your only option to go anywhere is taking out your car or taking a rickshaw.

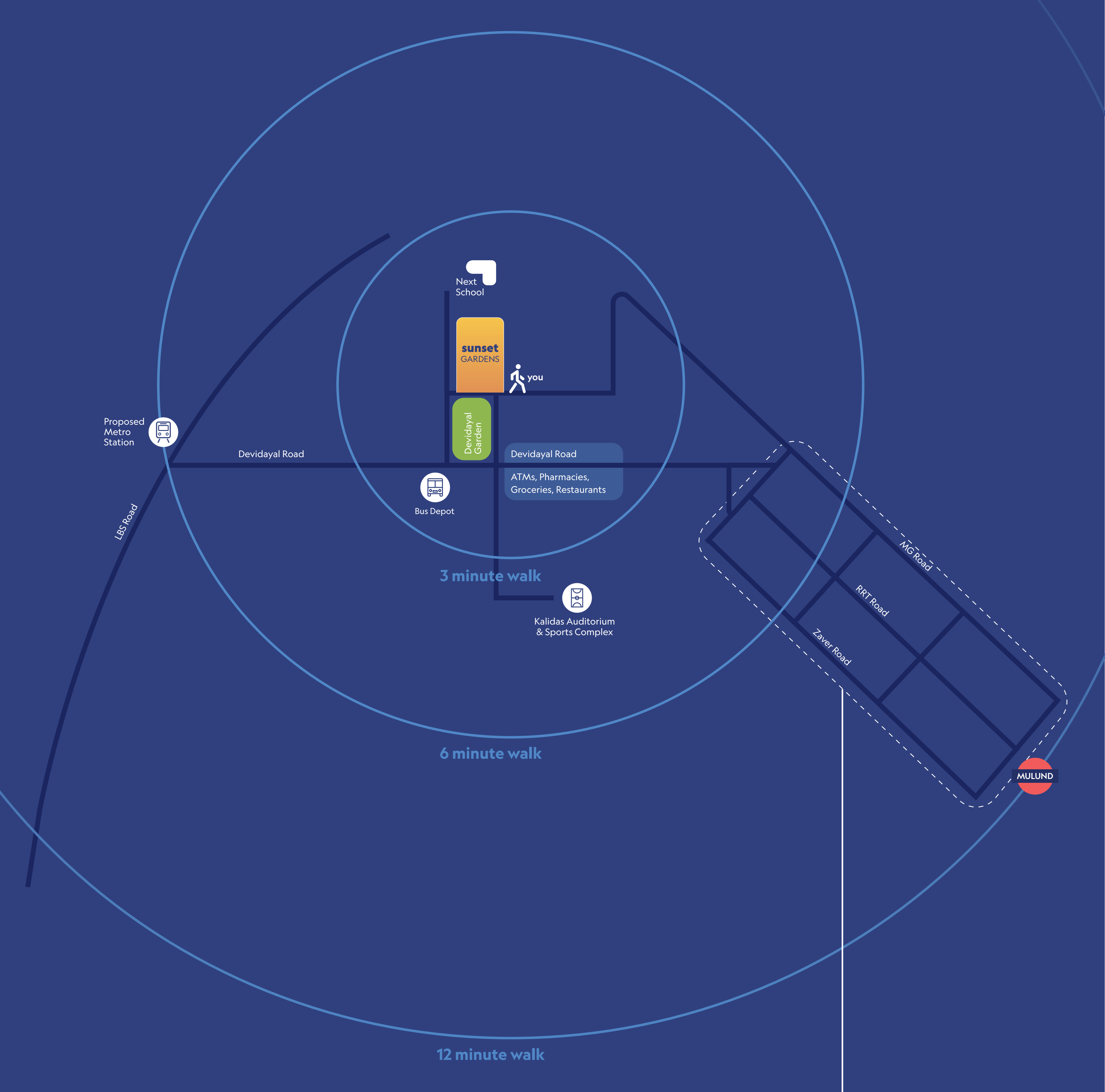
Just Walk It

In most new gated complexes, it might take you 5-7 minutes just to reach your main gate. At Sunset Gardens, almost everything you might need on a given day is just a 5-10 minute walk away! Shops, temples, schools and also the train station, metro station and bus depot!

50m from Mulund Bus Depot

500m from Metro Station and arterial LBS marg

1km from Mulund Station



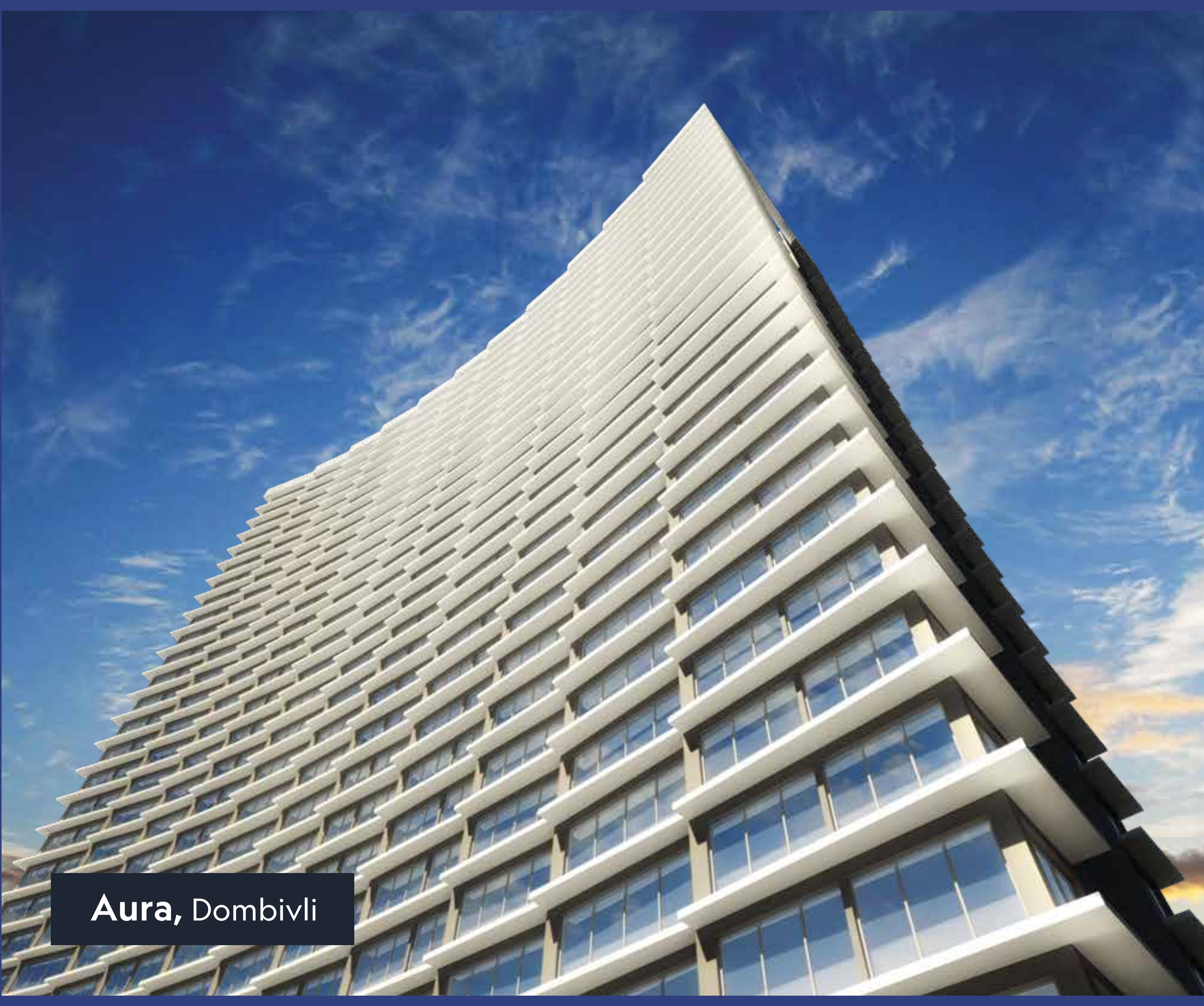
Mulund Market Area

Whatever you may need, you will find it here! This is the best fruits and vegetables market in Mulund. Baking goods, bulk party goods suppliers, florists, masala markets, bag repairs – the common and the uncommon – it's all here!

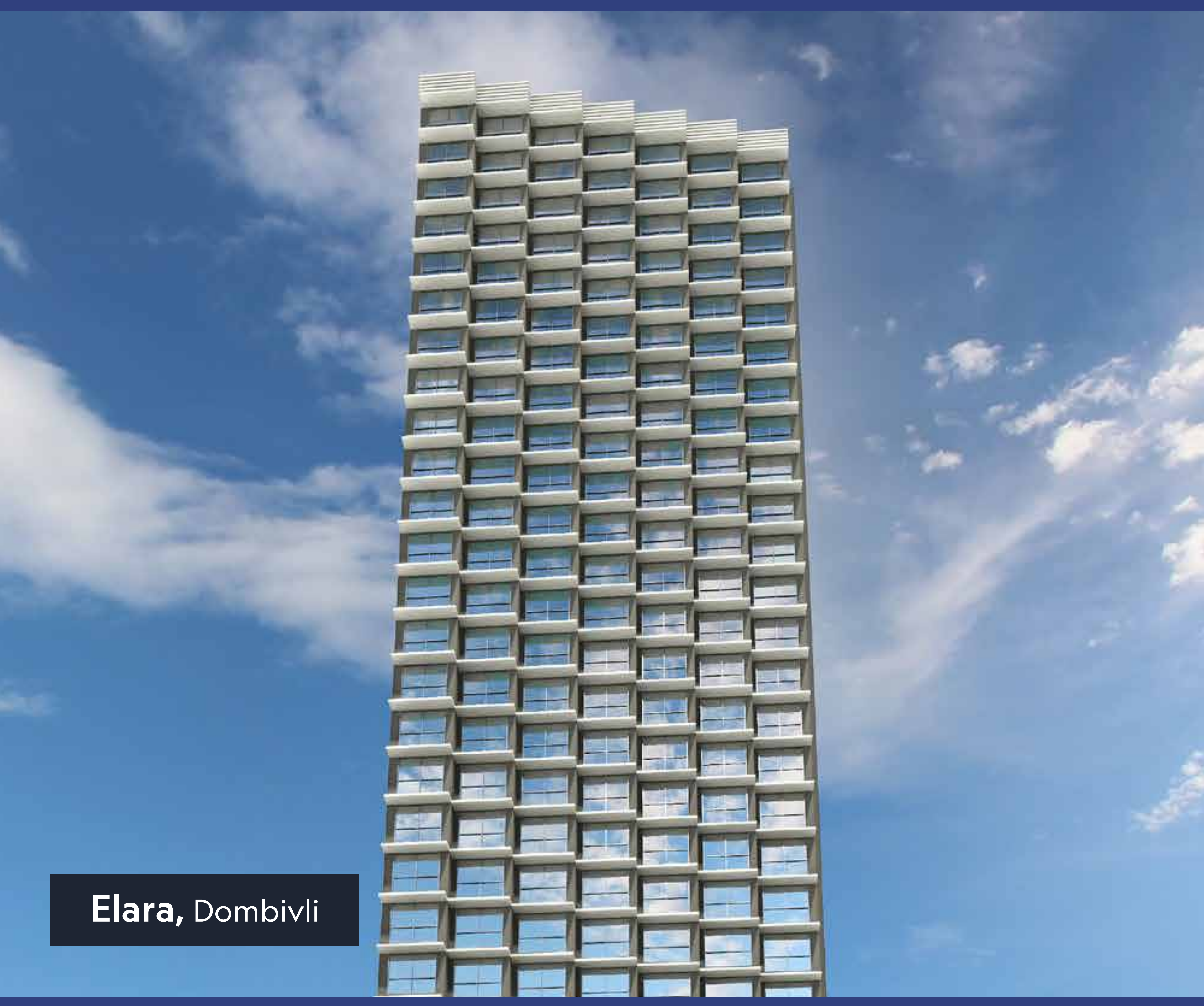
sunset

Sunset is a new brand started under the Marathon Group, led by Parmeet Shah - part of the third generation of the Marathon family.

Sunset prioritises user experience and design over and above all other aspects of the real estate business. We aim to create the most exciting products and the most beautiful environments for our customers.



Aura, Dombivli



Elara, Dombivli

Next School, Mulund

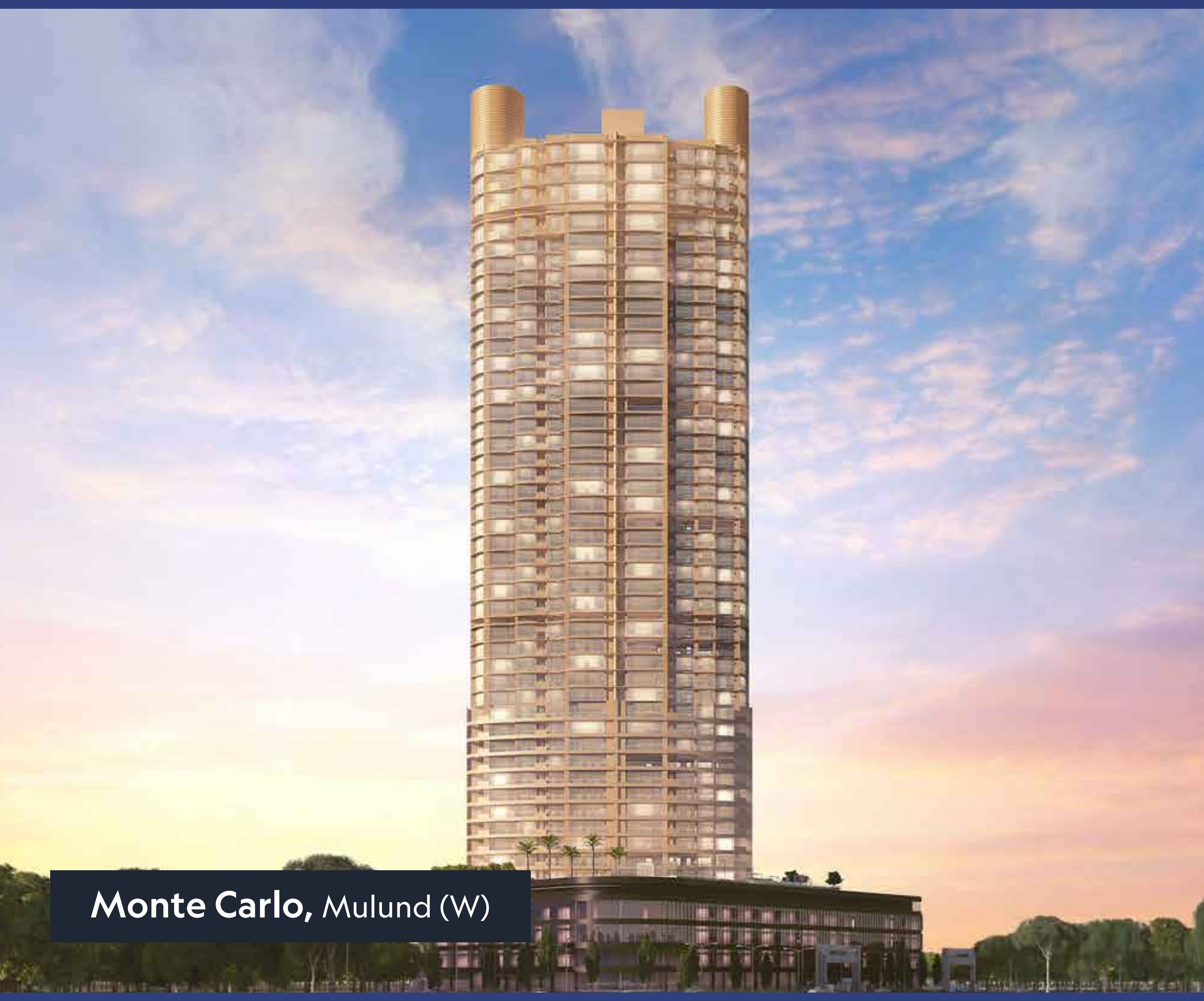
Sales Office, Dombivli

MARATHON

More than **52 years** of real estate experience

More than **100 projects** completed

Monte South, Byculla

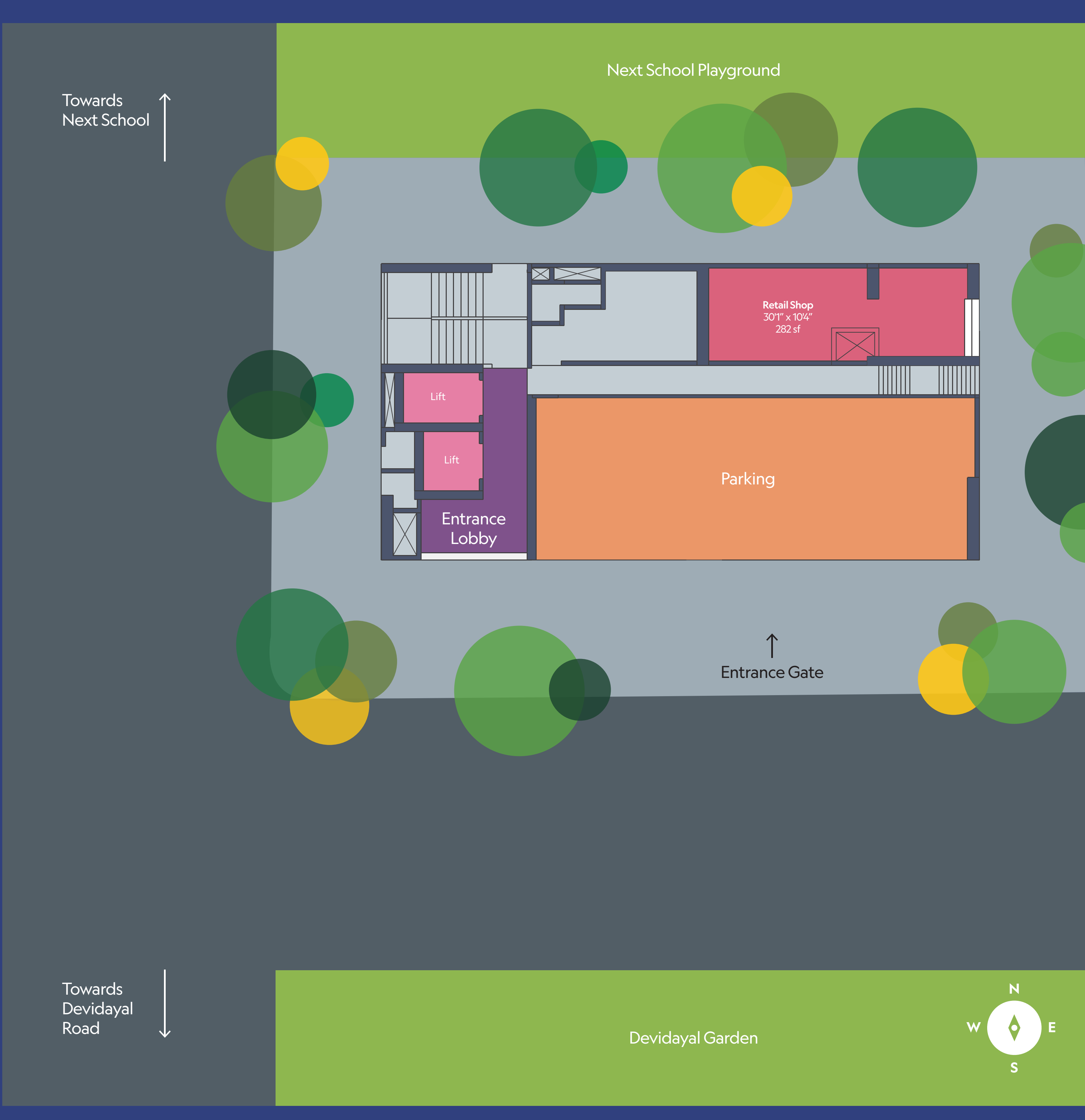


Monte Carlo, Mulund (W)

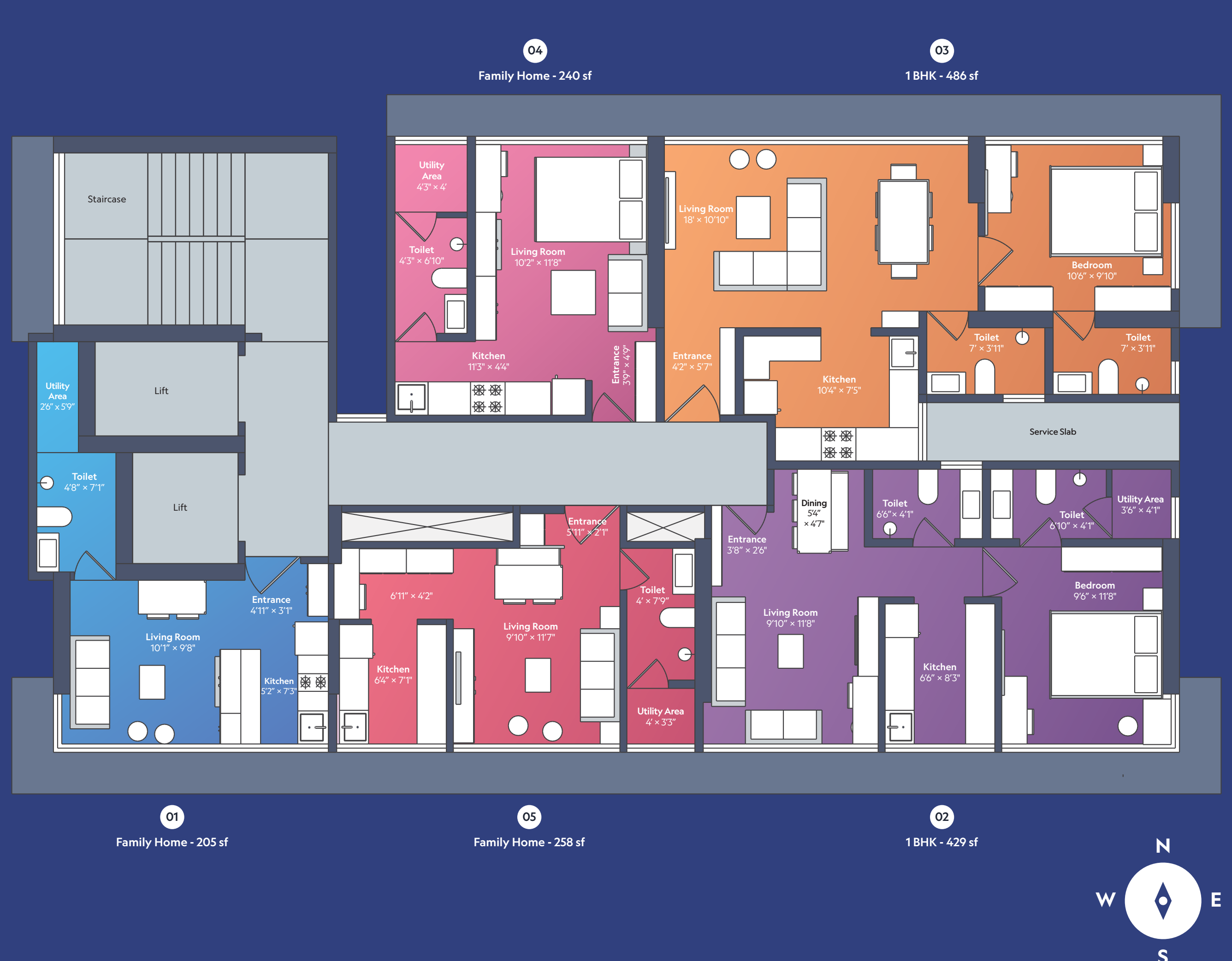
Nexzone, Panvel

Futurex, Lower Parel

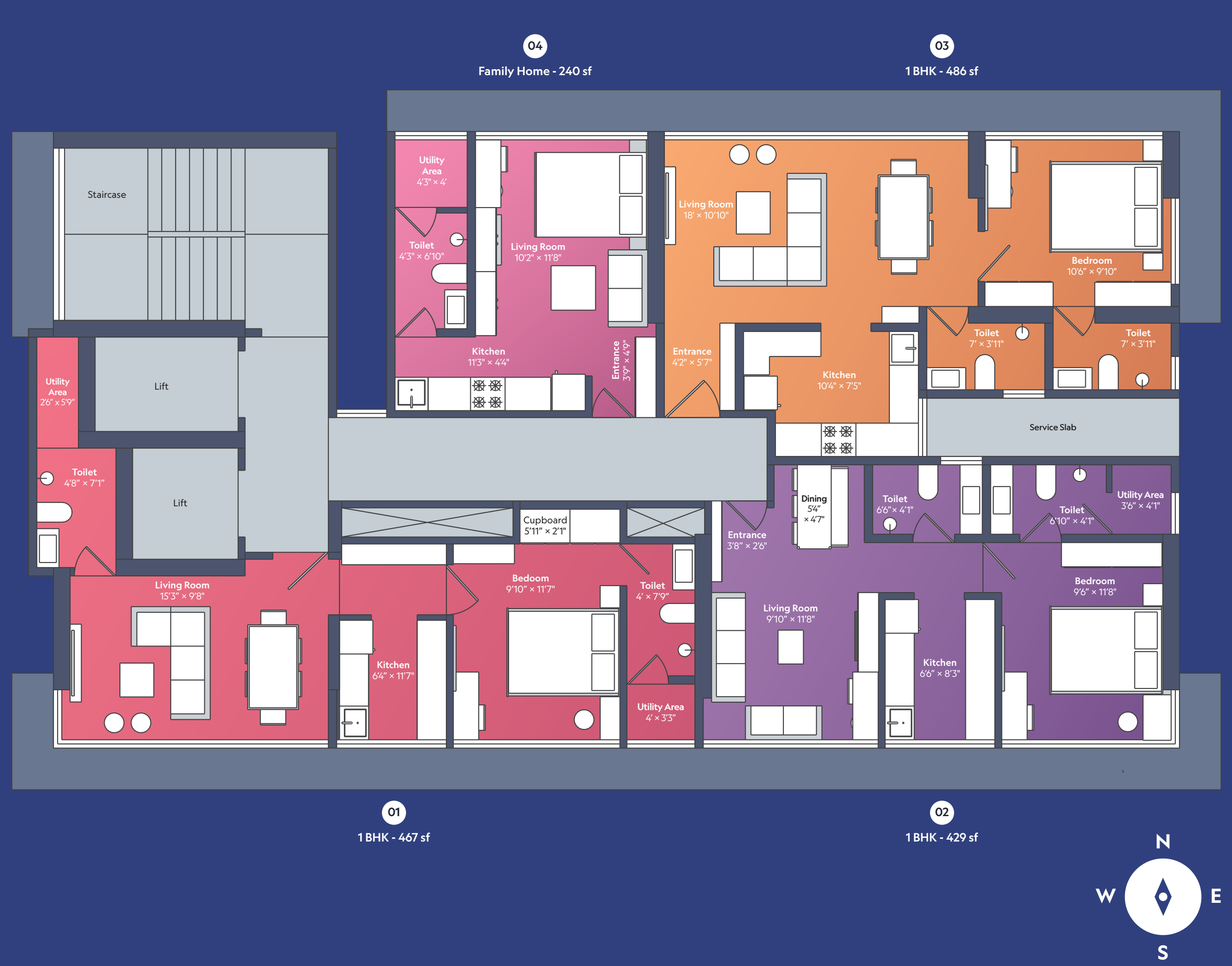
Floor Plans



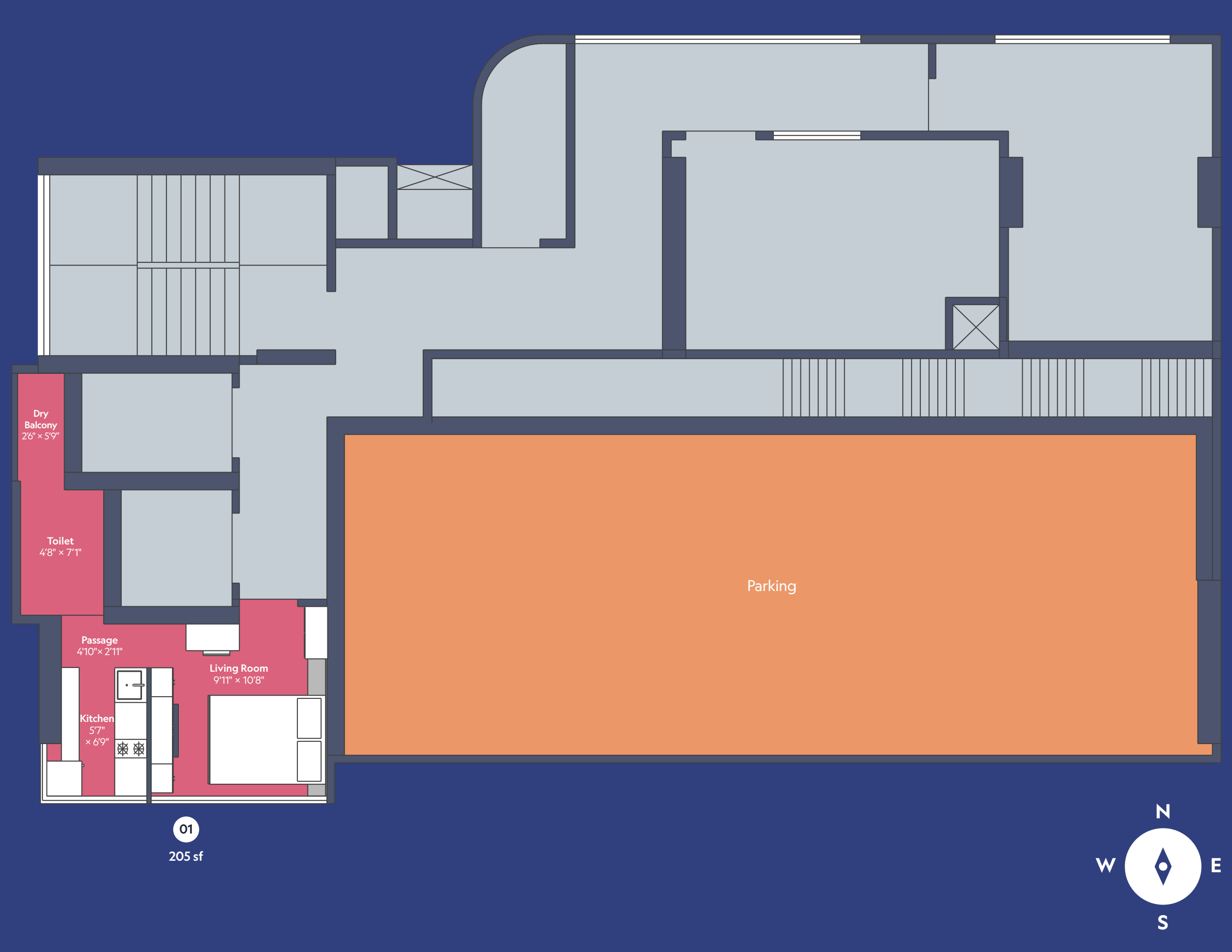
Typical Floor Plan



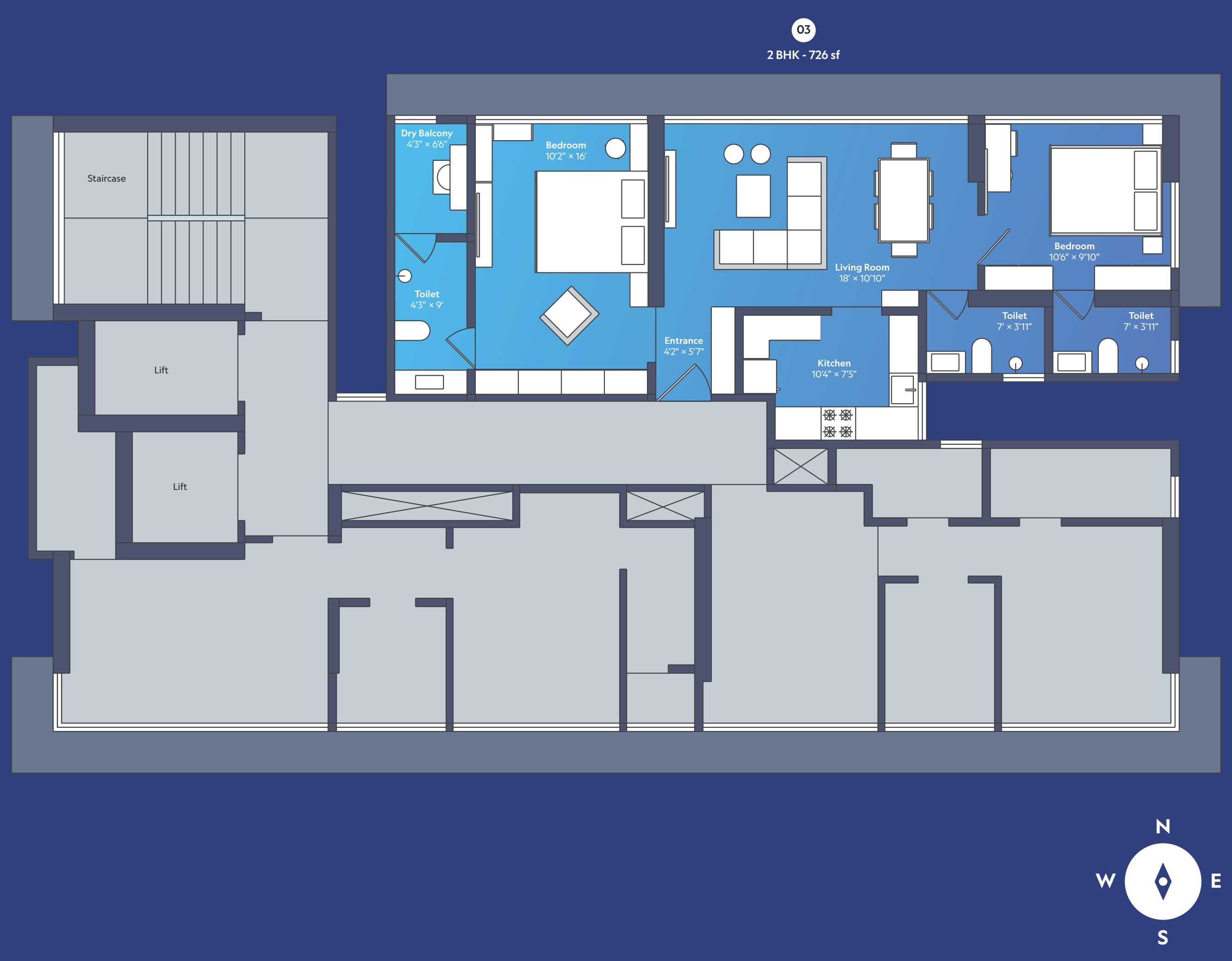
Typical Floor Plan



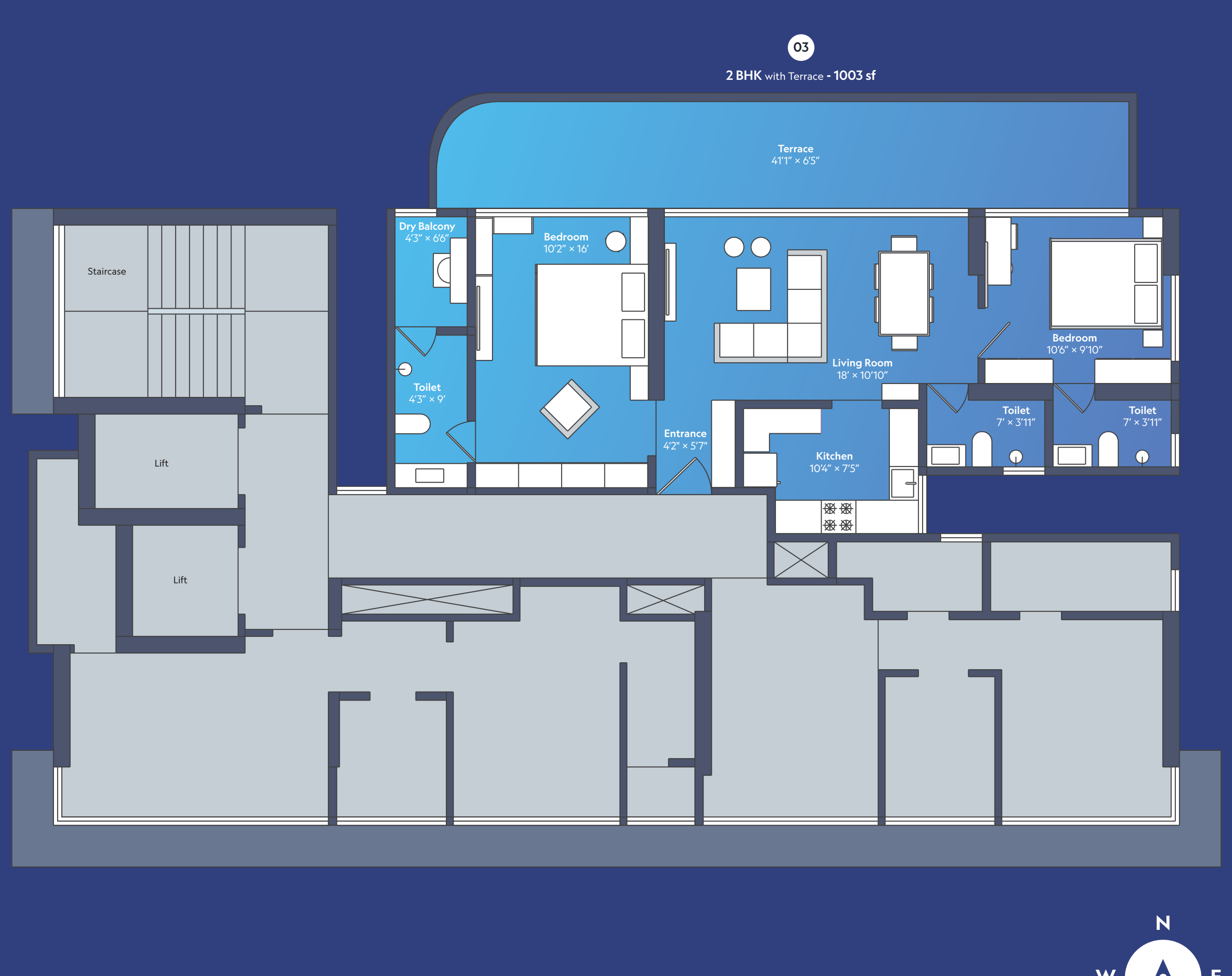
Floor 2



2 BHK



2 BHK with terrace on Floor 3



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