

Welcome to the Premium
Hiranandani Living!



IMPECCABLY
DESIGNED,
A LIFESTYLE
ESTABLISHED
FOR ELITES!

Inside the royal hermitage,
the exclusivity awaits you!

CREATIVELY

utilising symbolic elements and simplifying the complex lines
by interpreting classical beauty with a modern approach

Internal Specifications :

- Marble flooring in living, dining and bedrooms
- Double glazed windows
- French windows in living room
- Large deck in living/dining with sliding balcony doors
- Fully fitted designer kitchen with quartz stone platform and white goods for the kitchen
- Provision of wet & dry kitchen
- Separate access for the servant’s room
- Air-conditioner in living, dining and bedrooms
- Belgian wood laminate flooring in common bedroom
- Back up for selected light points in each flat
- Corrosion resistant plumbing
- Tiles in toilets and kitchen
- Well-designed premium luxury toilet with marble counters and bathroom fittings
- Space for walk-in wardrobe in apartments



Standard apartment of Basilius building for reference purpose only. The furniture & fixtures shown in the above flat are not part of apartment amenities.



Standard apartment for reference purpose only. The furniture & fixtures shown in the above flat are not part of the apartment amenities.



Actual image of Rodas Enclave, Thane.

ELEGANTLY

designed residences feature a warm, natural palette with custom details and combining incomparable views with the highest level of luxury design- Rodas Enclave embodies an elaborated palace living for the family of royals. Rodas Enclave, a palatial construction of immense scale and beauty, has 4 & 5 bed residences which make for a spectacular site for all eyes.

FEATURES OF THE TOWERS

- Well decorated building entrance
- Grand entrance lobby
- Direct access to podium garden
- Well finished lift lobbies on the floor
- Large gearless high speed elevators
- Sheltered car parking
- Visitor car parking
- Generator backup for lobby, lift, stairs & pumps
- Flat slab construction
- Complete fire fighting and alarm system

Buildings designed by renowned architect: Hafeez Contractor
Landscape Architect: PERIDIAN, Singapore



Actual image of Rodas Enclave, Thane.

MASTERLY RESTORING AN OPULENT LIFESTYLE OF THE EMPERORS

Artfully designed clubhouse exhibiting luxury,
excitement and entertainment.



LEISURELY

dipping into the luxurious oasis of comfort and class,
raising a toast to the high spirits.

Lifestyle Amenities:

RECREATION & GARDEN ZONE

- Roundabout with water features • Jogging Track
• Landscaped Garden

HEALTH & WELLNESS

- Meditation Area • Swimming Pool • Spa & Yoga Center • Gymnasium

SPORTING ENCOUNTERS

- Table Tennis Room • Tennis Courts • Carom & Chess Corners
• Squash Courts • Children’s Play Area • Snooker & Billiards Room
• Badminton Courts

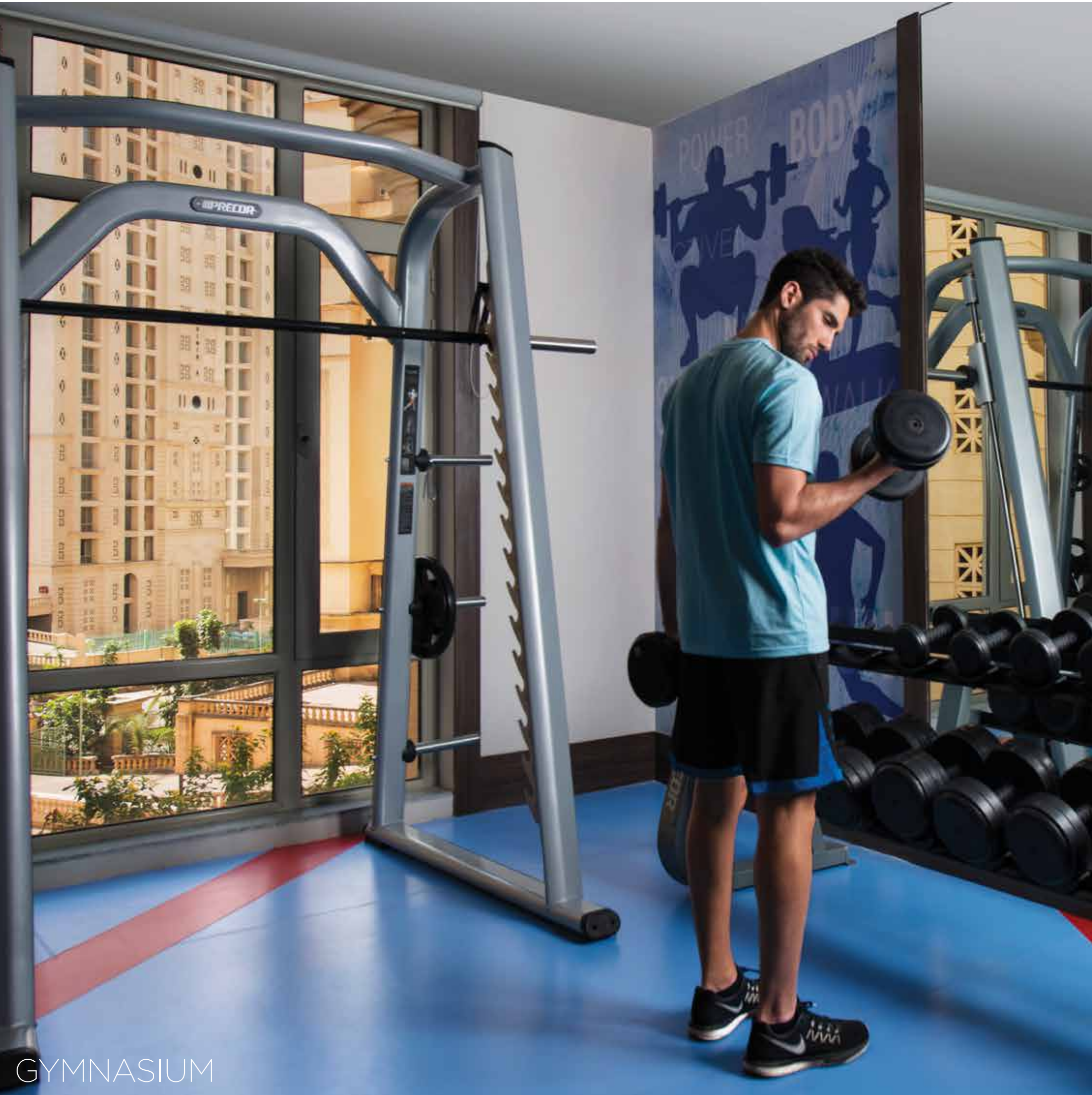
SOCIALIZING & ENTERTAINMENT

- Business Centre • Party Lawn • Meeting room • Private Party Area
• Restaurant & Party Lounge



SWIMMING POOL

Actual image shot at Rodas Enclave, Thane.



GYMNASIUM

Actual image shot at Rodas Enclave, Thane.



SQUASH COURTS

Actual image shot at Rodas Enclave, Thane.



TENNIS COURTS

Actual image shot at Rodas Enclave, Thane.



GARDENS

Actual image shot at Rodas Enclave, Thane.



WALK WAYS

Actual image shot at Rodas Enclave, Thane.



Hiranandani Foundation School



Hiranandani Hospital



Landscaped Garden



Clubhouse



Bayer House



TCS

Actual images shot at Hiranandani Estate, Thane.

BETTER TOWNSHIPS FOR BETTER COMMUNITIES

Warmth, happiness, comfort and security are the pillars that form the base of growth for any community, civilization or country. At Hiranandani, we recognize the responsibility of contributing to the well being of each individual, to impact the creation of a sound and wholesome society.

Every Hiranandani township reflects this commitment to raising a complete world that looks into all aspects of living. Diverse ventures come together to create an integrated experience, minutely balancing all areas of happiness. An eco-friendly ambience, convenient infrastructure, luxurious lifestyle and proximity to work are seamlessly incorporated together, adding depth and joy to daily life.



The Walk- High Street

Actual image of The Walk High Street, Hiranandani Estate, Thane



THE ECSTATIC HIRANANDANI ESTATE, THANE

Hiranandani, that has turned a million dreams into reality, has transformed the lives of 6000+ residents at Hiranandani Estate, Thane. It’s a name that is synonymous with the word ‘community living’. With innumerable joyous faces and satisfied families living amidst a green belt adorned with brilliant architecture and recreational amenities, Hiranandani Estate, turns out to be an abode for every dream.

STRATEGIC LOCATION

Thane offers easy accessibility to various significant locations in and around Mumbai. It boasts of excellent infrastructure that makes life easier than ever before. Various educational and medical institutions along with malls, multiplexes, restaurants and cafes located here make it an ideal place to reside. It is now the well-flourished sister-city of Mumbai.

Location Advantages

Ghodbunder Road	2 km
Eastern Express Highway	6 km
Thane Station	9 km
Western Express Highway	18 km
Domestic Airport	35 km
International Airport	38 km

FUTURE LEAP IN THANE INFRASTRUCTURE

Hiranandani Estate in Thane is built to bring home convenience to the people residing within. The location gets better with a robust infrastructure projected with roadways, railways, metro, tunnels and waterways en route to completion. With decongested traffic and peaceful travelling, Hiranandani Estate is all set to be the next sought after destination.

Metro4 Route- Wadala to Kasarwadvali

Tunnel- Borivali to Thane

Ferry- Gateway of India to Saket (Thane)

The above information is as per the projects proposed by the Government.



UPCOMING INFRASTRUCTURE

METRO 4

Work has started on the 32 km long Wadala - Ghatkopar - Thane - Kasarvadavali Metro that will be built along the Eastern Express highway connecting Mumbai with Thane. Better known as Metro 4, this corridor will provide more North-South rail connectivity, and reduce the burden on the suburban rail network. The foundation stone was laid in 2016 by our honourable Prime Minister Narendra Modi.



Source: [https://en.wikipedia.org/wiki/Line_4_\(Mumbai_Metro\)](https://en.wikipedia.org/wiki/Line_4_(Mumbai_Metro))
<https://ultra.news/t-t/39462/reliance-infrastructure-to-build-20-km-of-Vadala-thane-mumbai-metro-line>
<https://www.hindustantimes.com/mumbai-news/mumbai-metro-4-willnow-reach-thane-s-ghodbunder-road/story-40VIEGS7Nijv76S7xyePkM.html>

TUNNEL

The survey for creating a tunnel between Thane and Borivli has been conducted from all aspects of ecological balance and environment. No major felling of trees will be involved and no dumping of debris in forests will take place. The surveys are still being conducted to ensure minimal trouble to the inmates of the Sanjay Gandhi National Park. The tunnels when complete will be decongesting the traffic on Western Express Highway and Thane Ghodbunder Road.



Source: <https://mumbaiirror.indiatimes.com/mumbai/civic/two-projects- Source: India's real estate forum posing-threat-to-sgnp-cleared/articleshow/62731828.cms>
<https://www.hindustantimes.com/mumbai-news/soon-travel-between-borivliand- thane-in-10-minutes-using-underground-gnp-tunnel/story-WlUPv2HV9EsQKBdGxhO12O.html>

FERRY

The real plan is to cut down traffic by 20% and reduce the travel time to almost half. With ferries from Thane to Gateway of India and Thane to Navi Mumbai taking the sea route will be ideal for people travelling for work daily. Plans, reports and approvals are underway and shortly travelling will be very different and easy from Thane.



Source: <https://www.hindustantimes.com/mumbai-news/thane-commuterscan- soon-take-a-ferry-to-mumbai/story- DAmlgS64yOHTL07au6ilpO.html>
<https://www.hindustantimes.com/mumbai-news/avoid-traffic-take-a-boatfrom- thane-to-south-mumbai/story- H4gtGiOYtOa7pTWdN2sUHk.html>

ELEVATED ROADS

Travel between Mumbai, Ghodbunder Road and Nashik may become smoother and much faster, all due to a 7 km elevated freeway proposed by the Thane Municipal Corporation. It will bypass major traffic junctions along the Eastern Express Highway (EEH). The six-lane flyover, proposed to be constructed on the lines of the Santacruz-Chembur Link Road, will connect Mulund Toll Naka to the Golden Dyes Junction, jumping over the busy Teen Haath Naka, Nitin Company and Cadbury intersections. It will also be over six railway lines at Kopri. The road promises to bring down a travel time of 45 minutes to just 15 minutes.



Source: http://www.afternoondc.in/city-news/thaneselevated-road-waiting-for-environment-ministrysapproval/ article_214686
<https://timesofindia.indiatimes.com/city/thane/thaneelevated-stretch-on-eeh-promises-to-cut-travelfrom- 45-minutes-to-15/ articleshow/59907615.cms>



Off Ghodbunder Road, Thane (W)

*Trees and Green Area shown is for representation purpose only.
*Layout plan is not up to the scale.

HIRANANDANI GROUP

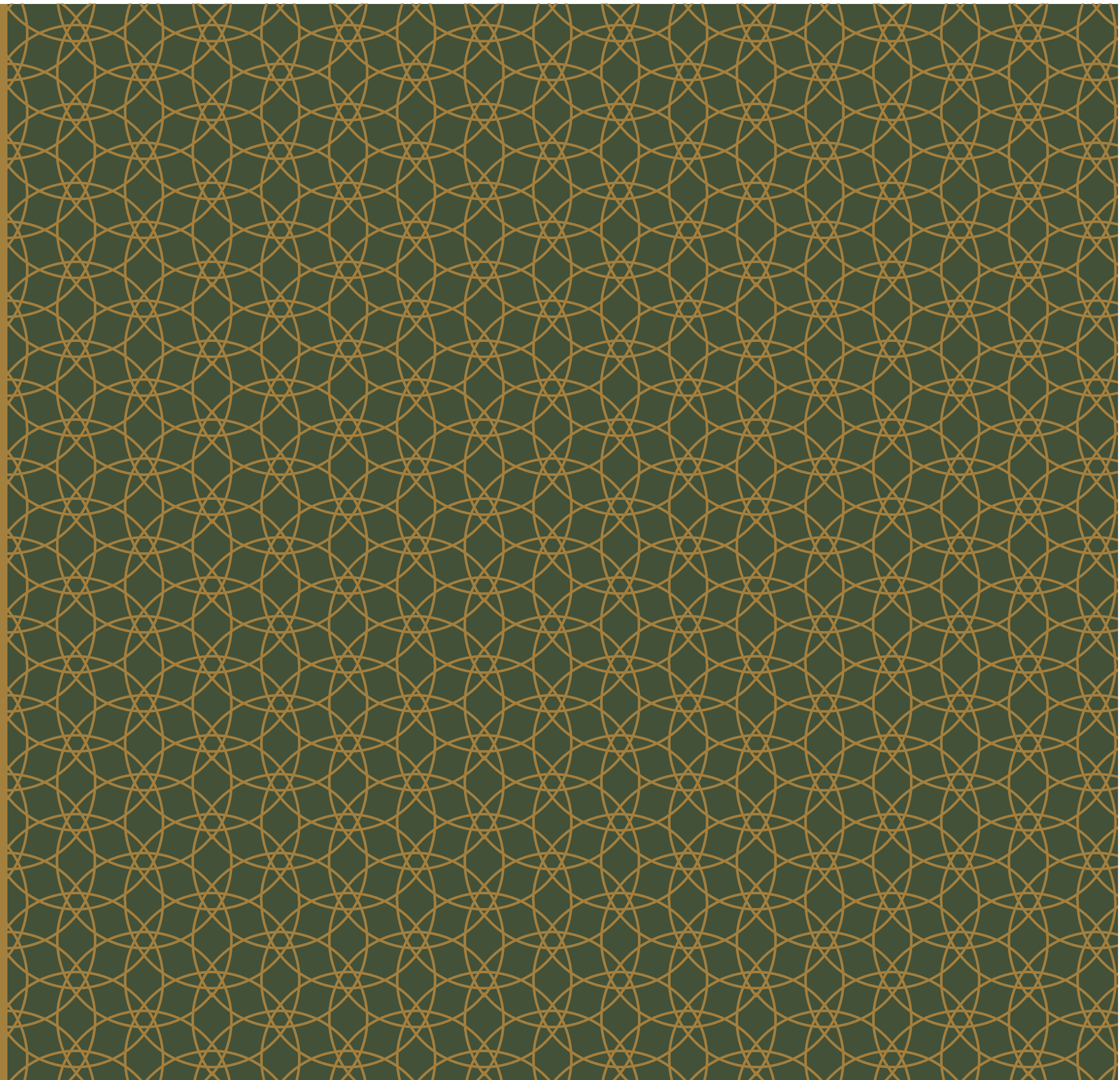
Exceeding expectations and living up to many mantles, Hiranandani group has marked its presence through building world-class townships, introducing integrated lifestyles and building better communities, with a focus on creating superior experiences in every aspect of life. With a dedicated and experienced team of professionals assisting the management, Hiranandani Group has grown into a valuable real estate company with a significant presence in India.

Better townships for better communities.

Every Hiranandani township reflects this commitment to raising a complete world that looks into all aspects of living. Diverse ventures come together to create an integrated experience, minutely balancing all areas of happiness. An eco-friendly ambience, convenient infrastructure, luxurious lifestyle and proximity to work are seamlessly incorporated together, adding depth and joy to daily life.



Actual image of Hiranandani Gardens, Powai.





BASILIOUS



TYPICAL FLOOR PLAN

BASILIOUS

AREA STATEMENT

FLAT Nos.	FLAT TYPE	CARPET AREA* (Sq.ft.)
1 & 2	5 BHK	3668

*Minor variations (+/-2%) in actual carpet areas may occur on account of column positions.



LEONA



TYPICAL FLOOR PLAN

LEONA

AREA STATEMENT

FLAT Nos.	FLAT TYPE	CARPET AREA* (Sq.ft.)
1 & 2	4 BHK	2200

*Minor variations (+/-2%) in actual carpet areas may occur on account of column positions.

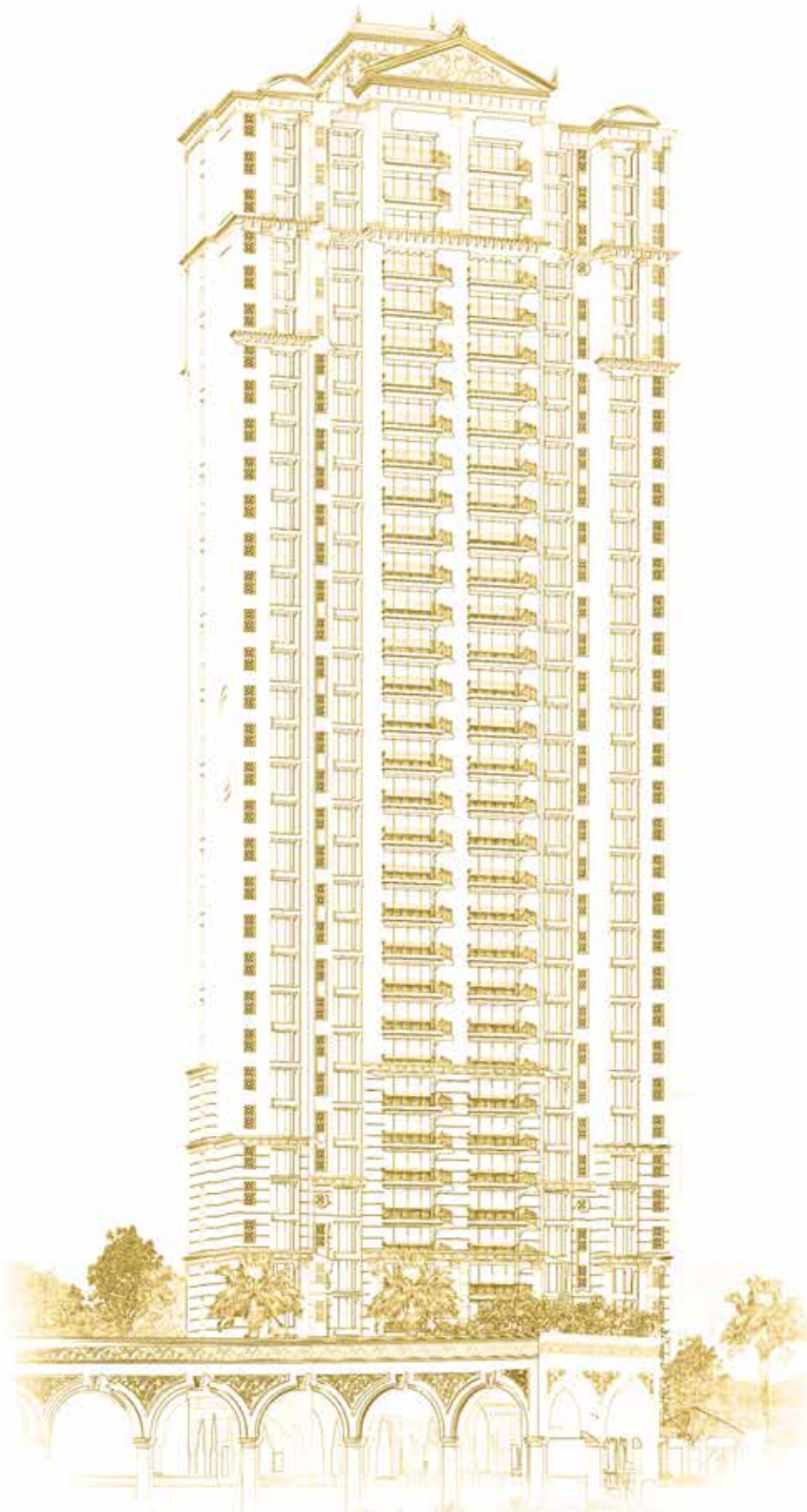


REFUGE FLOOR PLAN LEONA

AREA STATEMENT

FLAT Nos.	FLAT TYPE	CARPET AREA* (Sq.ft.)
1	5½ BHK	3643

*Minor variations (+/-2%) in actual carpet areas may occur on account of column positions.



MARVELA



REFUGE FLOOR PLAN
MARVELA

AREA STATEMENT

FLAT Nos.	FLAT TYPE	CARPET AREA* (Sq.ft.)
2	5½ BHK	2755

*Minor variations (+/-2%) in actual carpet areas may occur on account of column positions.



ROYCE



TYPICAL FLOOR PLAN

ROYCE

AREA STATEMENT

FLAT Nos.	FLAT TYPE	CARPET AREA* (Sq.ft.)
1 & 2	4 BHK	2020

*Minor variations (+/-2%) in actual carpet areas may occur on account of column positions.



REFUGE FLOOR PLAN

ROYCE

AREA STATEMENT

FLAT Nos.	FLAT TYPE	CARPET AREA* (Sq.ft.)
2	5½ BHK	3317

*Minor variations (+/-2%) in actual carpet areas may occur on account of column positions.

Hiranandani Estate, Off Ghodbunder Road, Thane (W)
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