

## Get Ready to Dazzle WITH THE NEW JEWEL OF THE CITY AT UPPER KHARGHAR



1 & 2 BHK LAVISH RESIDENCES

## The charm of SoBo,

#### PRESENTING



The iconic Queen's Necklace, also known as Marine Drive, has long been celebrated for its stunning crescent-shaped promenade along the Arabian Sea, adorned with twinkling city lights that resemble a necklace.

This symbol of elegance, luxury, and timeless charm is all set to mesmerise homebuyer3 at Navi Mumbai a3 two of the city'3 fine3t developer3 recreate the Queen'3 Necklace in the form of a unique and contemporary re3idential project.

Situated at Upper Kharghar, this project seeks to emulate the grace and allure of Queen's Necklace, replete with a 30,000 sq. ft. recreation zone and a terrace at a height of 265 ft. Come and be a part of this captivating living experience.

#### Designed for king-sized living



Sprawling **4-Acre** Gated Community



40+ Curated Amenities at Podium Level and As tronomia - The Sky Lounge



Large **Floor to Ceiling** Height



4 Magnificent Towers



1& 2 BHK Lavish Residences and Jodi Apartments



**Double-Height 5-star** Themed Entrance Lobby



#### OWN THE LUXURIES YOU AND YOUR FAMILY TRULY DESERVE

Elevate to the highest living experience at Upper Kharghar. Get the best of luxury, connectivity, social infrastructure and lifestyle indulgences for an unparalleled life.



Splendid Living Spaces

Best-in-class residences with amenities for a grand living



Superlative Shopping & Leisure Avenues

A wide 3election of retail, fine dining and entertainment options in the vicinity



#### Superior Connectivity & Social Infrastructure

Metro Station - 5 mins, Mumbai-Pune Expressway - 15 mins, Schools, Hospitals & Malls nearby



Smart Security Features

Manned security, CCTV surveillance & video door phones for total peace of mind



#### Supreme Lifestyle Experiences

The unmatched joy of 40+ curated amenities spread across two levels



Stupendous Trust

Developed by two of Navi Mumbai's most trusted developers known for their commitment to quality, excellence and delivery

# Live Connected UPPER KHARGHAR

### THE ULTIMATE GROW TH CORRIDOR

Near Proposed Kharghar's

Corporate Park (BKC 2) -

CIDCO's Business Project

Central Kharghar and

Fast access to upcoming Airoli-Katai Freeway

Kharghar Metro Station

5 mins from

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#### CONNECTIVITY HIGHLIGHTS



Proposed New Road -Connects to Central Kharghar in 5 mins



Proximity to planned Virar-Alibag Multimodal corridor



Proximity to Mumbai Trans Harbour Link (MTHL)



#### BEST-IN-CLASS SOCIAL INFRASTRUCTURE

#### EDUCATION

- NMIMS 10 mins
- B.D.Somani International School 12 mins
- Vibgyor High School 15 mins
- DAV International School 15 mins
- Vishwajyot International School 15 mins
- Apeejay S chool 16 mins

#### MALLS & ENTERTAINMENT

- DMart 16 mins
- Little World Mall 20 mins
- Seawoods Grand Central Mall 20 mins

- Orion Mall Panvel **25 mins**
- Inorbit Mall 30 mins



• S ri S athya S ai Hos pital - 8 mins

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- TATA Hos pital 15 mins
- Navjeevan Hospital 16 mins
- Motherhood Hospital 20 mins

#### SPORTS AND LEISURE

- Kharghar Cricket Ground 10 mins
- Pandavkada Waterfalls 14 mins
- Central Park 14 mins
- Kharghar Valley Golf Course 15 mins
- IS KCON Temple 16 mins
- International Football Stadium & Academy 19 mins

Close to Proposed

International Airport

(KTLR)

Kharghar-Turbhe Link Road

Minutes away from Navi Mumbai

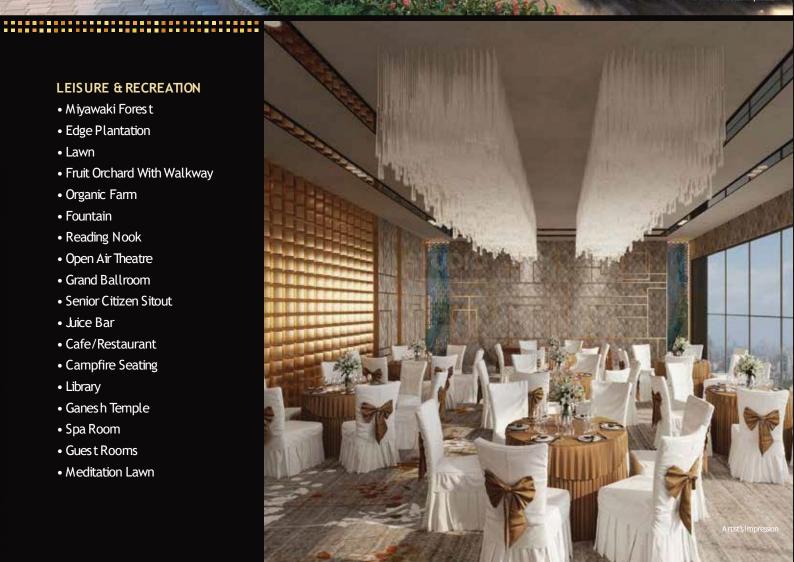
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## 40+Podium Level and **Rooftop Indulgences** FOR A HOLISTIC LIFESTYLE



#### LEISURE & RECREATION

- Miyawaki Forest
- Edge Plantation
- Lawn
- Fruit Orchard With Walkway
- Organic Farm
- Fountain
- Reading Nook
- Open Air Theatre
- Grand Ballroom
- Senior Citizen Sitout
- Juice Bar
- Cafe/Restaurant
- Campfire Seating
- Library
- Ganesh Temple
- Spa Room
- Guest Rooms
- Meditation Lawn









#### FITNESS & ACTIVE LIVING

- Jogging Track
- Reflexology Pathway
- 'Adonis' Glass Façade Gym
- Indoor Game
- Gaming Zone
- Sandpit
- Infant's Play Area
- Swimming Pool
- Cycling Track / Skating Area
- Yoga Zone
- Outdoor Gym





## Royal Sky Palace

# AN UNPARALLELED ASSORTMENT OF ROOFTOP PRIVILEGES



#### **ROOFTOP EXPERIENCES**

- Astronomia Sky Lounge Deck with Star Gazing
- Jacuzzi
- Seating with Pergola
- Open Barbecue
- Sky Park/Walkway
- Bar & Lounge



#### **Unique Amenities**

- Pet Park
- Creche
- Three Tier Security
- EV Charging Station
- Business Centre
- Video Door Phone
- High Speed Elevators by Fujitec
- Launderette
- Driver's Room



## A glittering masterpiece DESIGNED BY INDUSTRY TITANS



Es tablis hed in the year 2000, a multi-faceted organization today

Penchant for top-notch quality and superior design

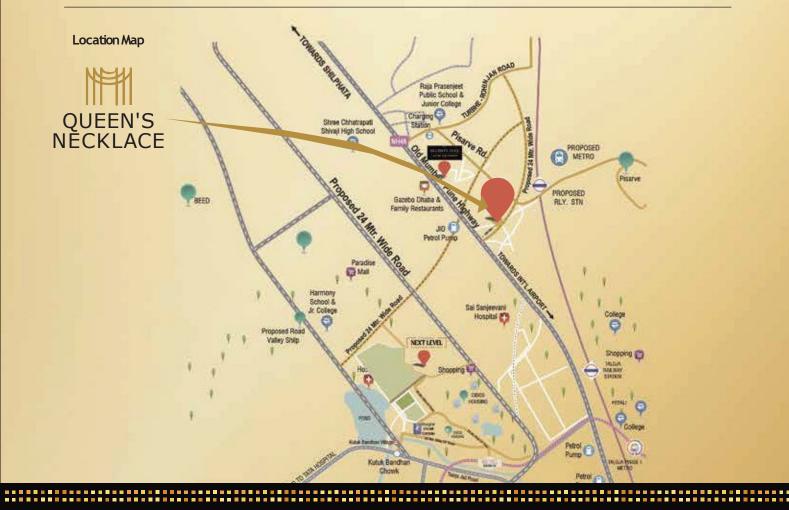
One of the most trus ted developers in Thane, Navi Mumbai and Mumbai regions



Over 25 years of legacy and excellence

Renowned for before time delivery

Awards for excellence in construction, leaders hip and serving the society





- 🔪 9867906933/ 9987068722 / 022 31927065
- 🖂 viratpropertiesdigital@gmail.com
- www.viratproperties.com

Shop No.3, Indravihar CHS, Plot No.20, Sec-20, Koparkhairane, Navi Mumbai-400709

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