



THARWANI  
**PALLADIAN**  
KHARGHAR

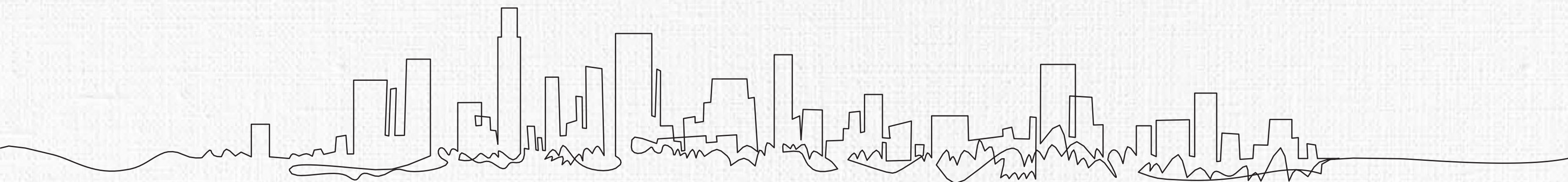
CRAFTED TO CROWN  
LIFESTYLES & SKYLINES

VISION BY MR. ANIL THARWANI (MD)

“TRANSFORMING SKYLINES WITH MARVELS  
THAT REMINISCE ROMAN ARCHITECTURE”

Tharwani Realtors has created monumental landmarks across Mumbai and Navi Mumbai for the last two decades.

Tharwani Realtors is setting new benchmarks in the real estate industry by incorporating its signature style of Roman Architecture into the projects. The distinct architectural style is carving a niche for the brand and making residents feel proud of their association with the projects.





CELEBRATE  
**DÉJÀ NEW**

  
THARWANI  
**PALLADIAN**  
KHARGHAR

GRAND 2 & 3 BED RESIDENCES  
WITH SUNDECKS



Artist's Impression

## A VENETIAN LANDMARK CRAFTED WITH UTOPIAN FINESSE

The signature style of Venetian Architecture makes Tharwani Palladian a distinct landmark. Its Neoclassical architectural elements, luxe residences and indulgences make it an address that's crafted for a chosen few.

### PROJECT HALLMARKS:

- Venetian Architectural Structure
- 25-Storey Skyrise
- Grand 2 & 3 Bed Residences
- East-West facing, Vastu-compliant Homes
- Lavishly Designed Lobby
- 2 Levels of Curated Indulgences
- High-Street Retail
- Strategically Located Off Sion-Panvel Highway
- Proximity to Kharghar International Football Stadium & Amandoot Metro Station



Representational Images

## CRAFTED TO COMMAND ETERNAL EMINENCE

The ornate Roman & Venetian architectural elements showcase the finesse of craftsmanship and the brand's prowess in creating monumental landmark like Tharwani Palladian.

### ORNATE FEATURES

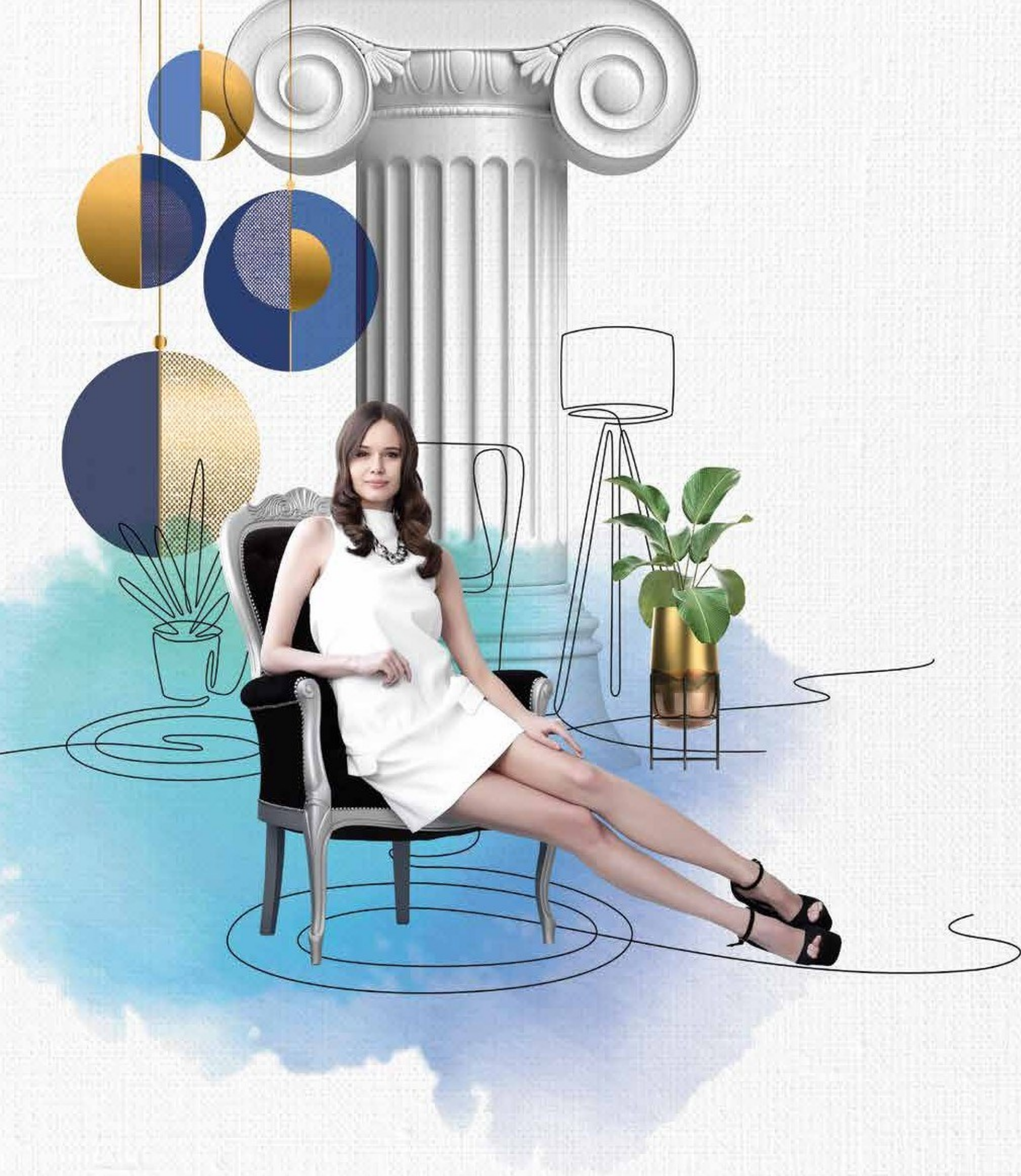
- Corbelled Arches
- Corinthian Pillars
- Square Domes with Piers



CRAFTED FOR A POMPOUS WELCOME  
& TO CELEBRATE DÉJÀ NEW

Fine craftsmanship and trend-influencing Venetian designs find their inspiration in the lobby of Tharwani Palladian.

- Air-Conditioned Lobby
- Colossal High-Ceiling Wall
- Elegant Designs & Interiors



CRAFTED TO ELEVATE LIFESTYLES  
& CELEBRATE DÉJÀ NEW

EXCLUSIVE 2 & 3 BED RESIDENCES WITH SUNDECKS,  
COMPLEMENTED WITH BRANDED FIXTURES AND FINISHING.








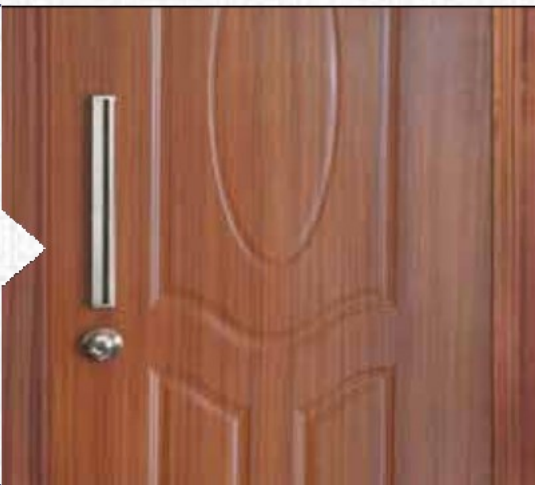


















## CRAFTED TO HOST SOIRÉE

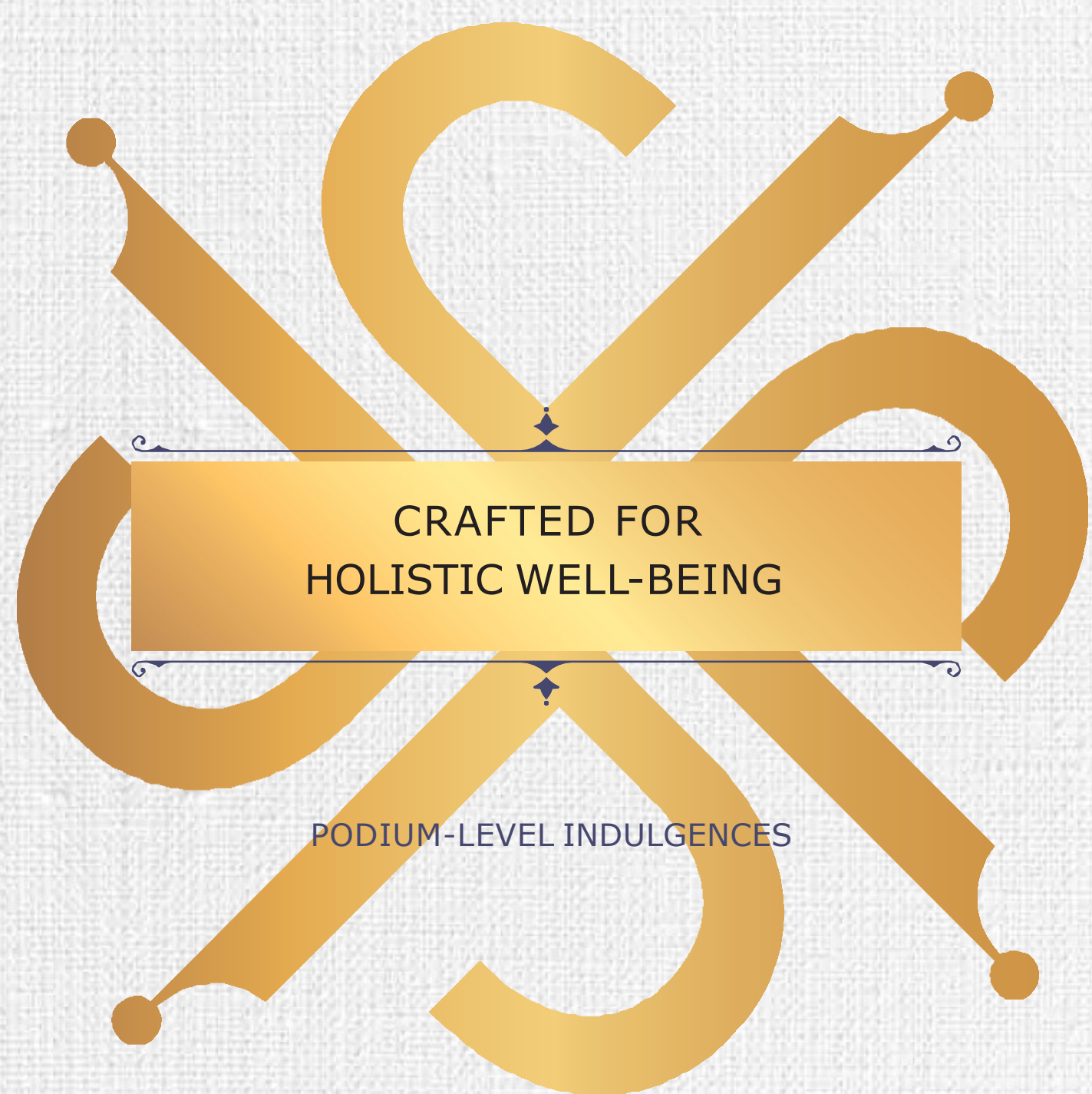
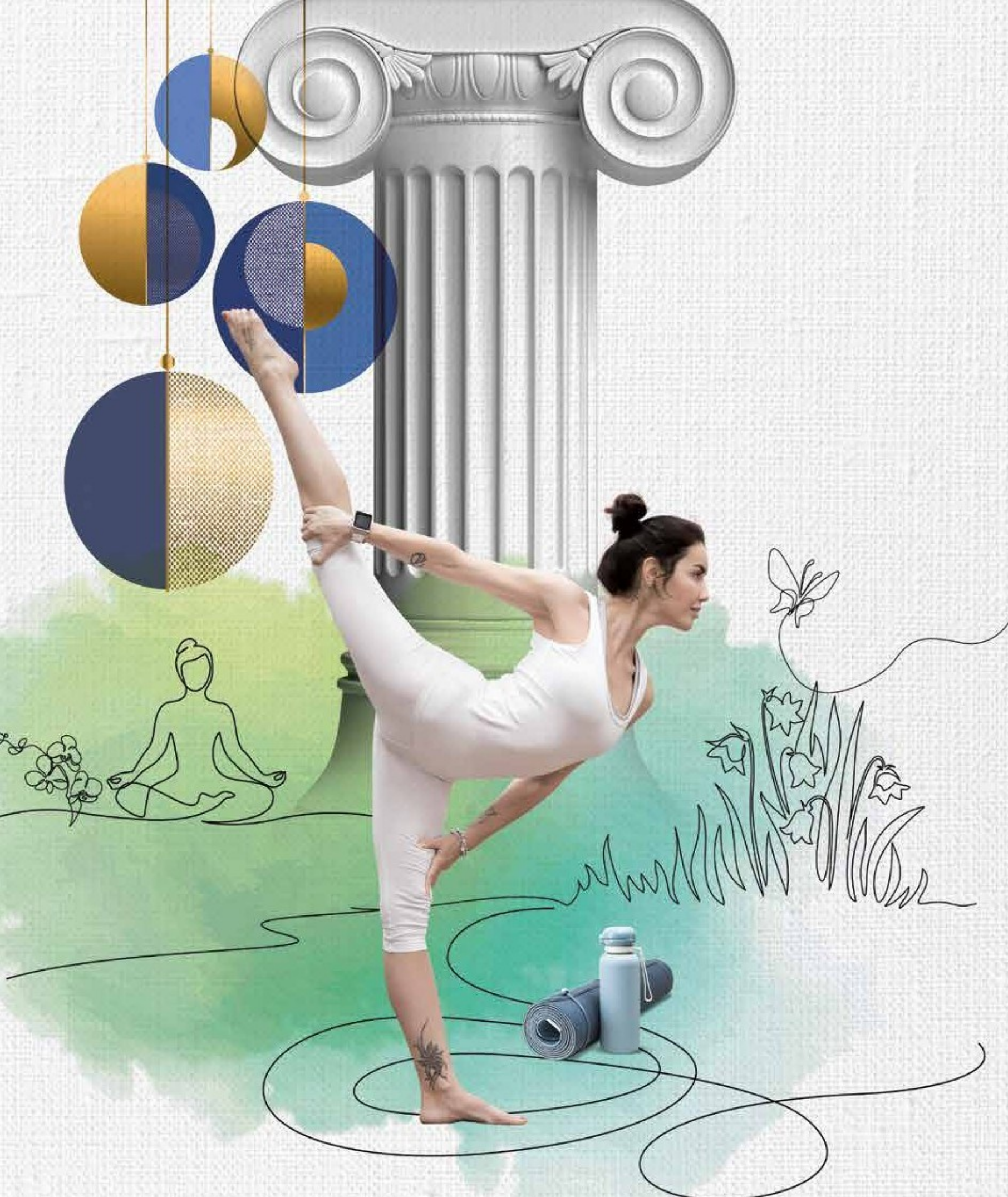
Splendid views, intricately designed iron grills and post light on either ends inspire sundecks at Tharwani Palladian to steal everyone's attention. These beautifully-done sundecks complement the Venetian Architecture and evolve as a perfect host for a gala time.



# HOMES EQUIPPED WITH TOP BRANDS

Lifespaces at Tharwani Palladian are equipped with branded fittings and fixtures to add comfort to your living.

<p>HOB CHIMNEY</p>  <p><b>FABER</b> AIR MATTRES</p>		<p>CP FITTINGS &amp; SANITARY WARE</p>  <p><b>Jaquar</b> experience bathing</p>		<p>DOORS BY</p>  <p><b>Dutigan</b></p>	
	<p>DESIGNER TILES</p>  <p><b>Kajaria</b> TRANSFORM YOUR WORLD</p>		<p>SINK</p>  <p><b>FRANKE</b></p>		<p>ELECTRICAL WIRES</p>  <p><b>POLYCARB</b> WIRES &amp; CABLES</p>
<p>WATER PURIFIER</p>  <p><b>EUREKA FORBES</b> Your friend for life</p>		<p>VIDEO DOOR PHONE</p>  <p><b>HIKVISION</b></p>		<p>ELECTRIC SWITCHES</p>  <p><b>legrand</b></p>	
	<p>MAIN DB</p>  <p><b>legrand</b></p>		<p>HIGH SPEED LIFT</p>  <p><b>KONE</b></p>		<p>PIPES &amp; FITTINGS</p>  <p><b>FinOlex</b> INDUSTRIES</p>



CRAFTED FOR  
HOLISTIC WELL-BEING

PODIUM-LEVEL INDULGENCES

CRAFTED TO LEAVE THE BEHOLDERS  
ENTHRALLED & CELEBRATE DÉJÀ NEW

The podium level at Tharwani Palladian is replete with manicured green spaces, a kids' play zone, floral installations and other amenities. It teleports one into a world of rejuvenation and calm with a renewed sense of bliss.

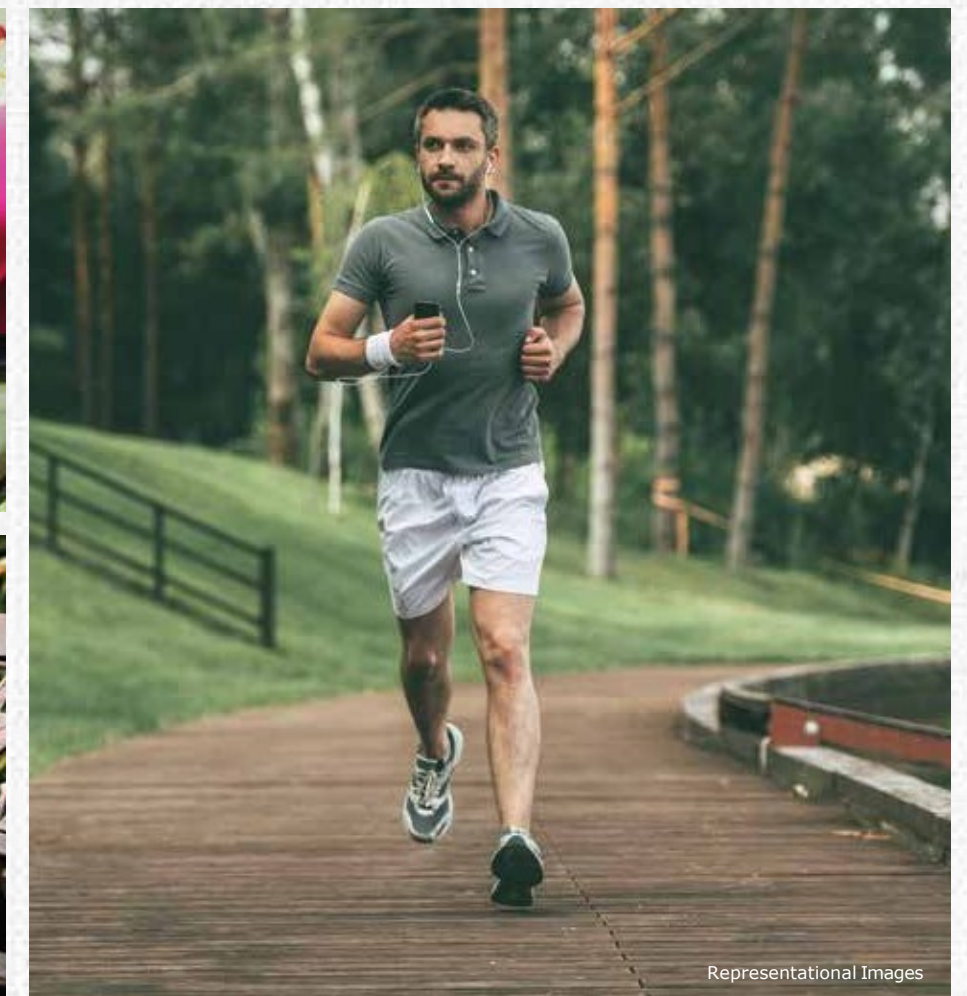


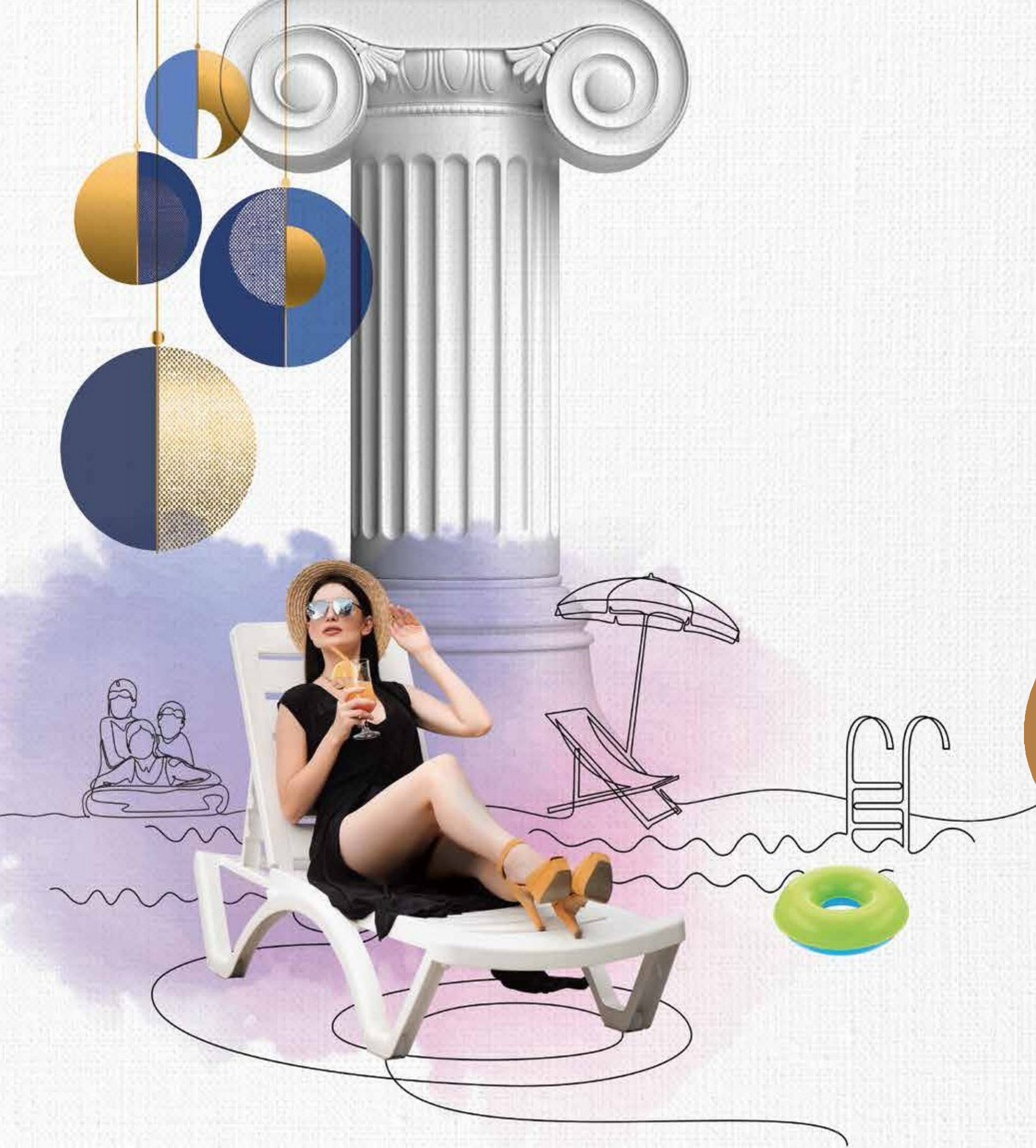
## CRAFTED TO ENERGIZE MIND, BODY & SOUL

The recreation spaces at Tharwani Palladian are well-equipped with indulgences for you to relax, rejuvenate and exhilarate.

### Podium-level Amenities

- Gymnasium
- Indoor Games (Table tennis, Carrom, Foosball, etc.)
- Kids Play Area
- Seating Area
- Jogging Track





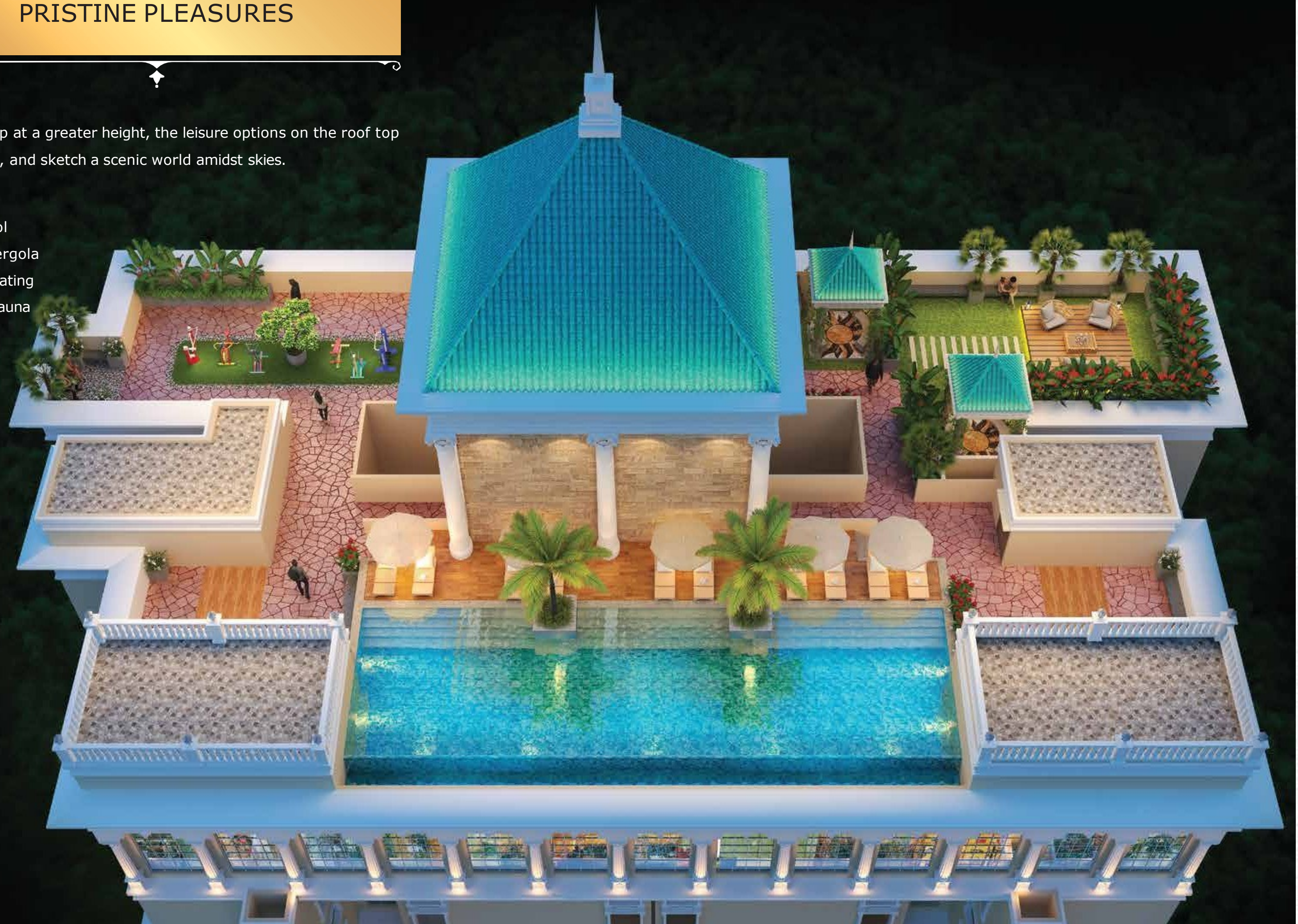
CRAFTED FOR SHEER REJUVENATION  
& CELEBRATING DÉJÀ NEW

SKYLIFE INDULGENCES

## CRAFTED TO IMMERSE IN PRISTINE PLEASURES

Perched atop at a greater height, the leisure options on the roof top are euphoric, and sketch a scenic world amidst skies.

- Infinity Pool
- Gazebo/Pergola
- Lounge Seating
- Steam & Sauna



## CRAFTED TO SOOTHE MIND, BODY & SOUL

Complemented with manicured green space, the rooftop level hosts a variety of flora, ornate plantations, sculptures and designated wellness zone.

- Sky Lounge for Senior Citizen
- Sky Yoga and Meditation Zone
- Steam Bath
- Jacuzzi
- Sky Garden & Pathway
- Sculpture Garden



Representational Images

CRAFTED TO  
DELIGHT EVERY SHOPPER

Intelligently designed commercial spaces at the high-street retail zone at the ground level are a perfect match for any brand. Be it a designer label or a superstore of daily necessities, the shops are designed to add versatility to the brand's area of expertise.





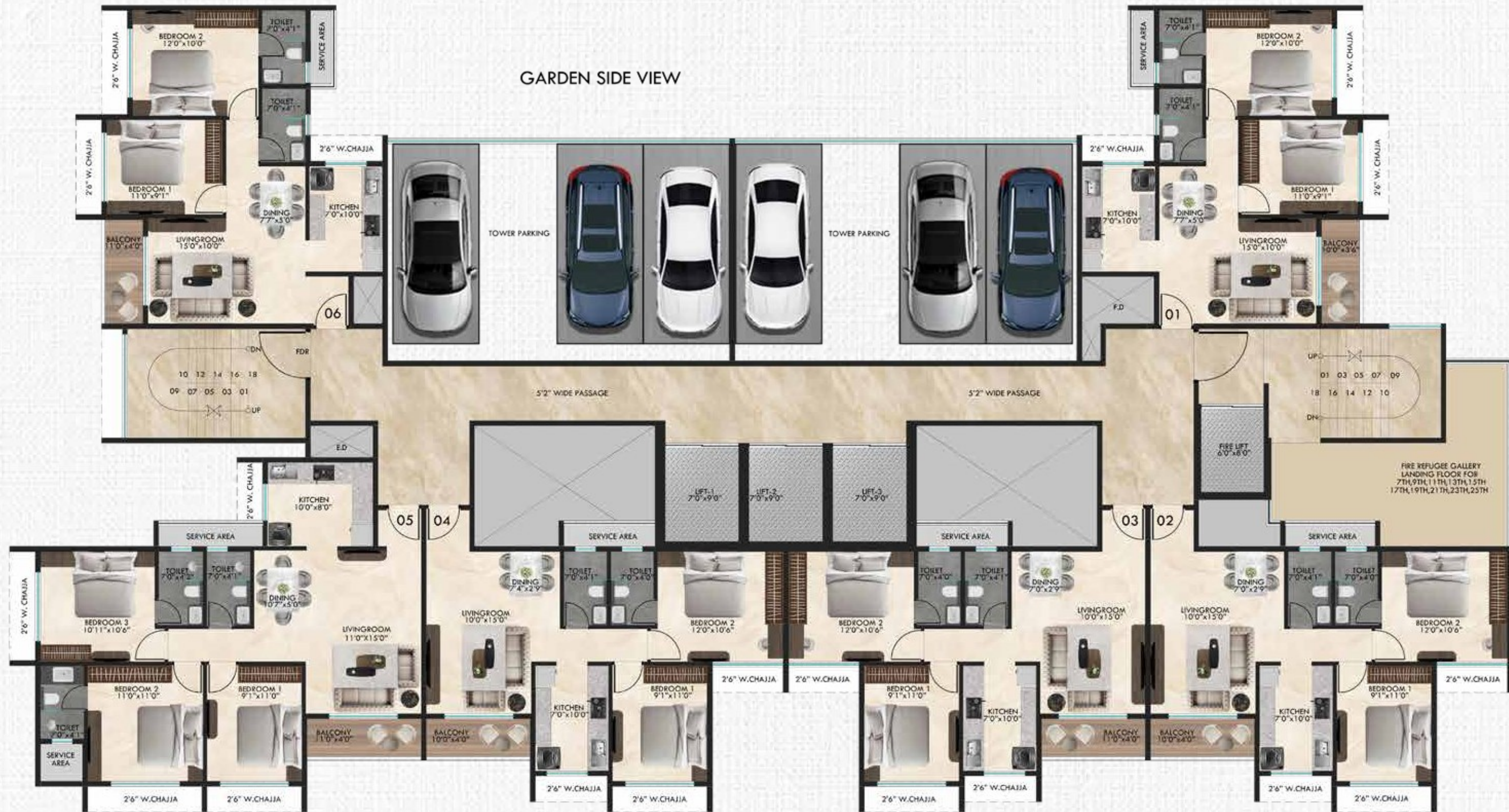
# GROUND FLOOR PLAN



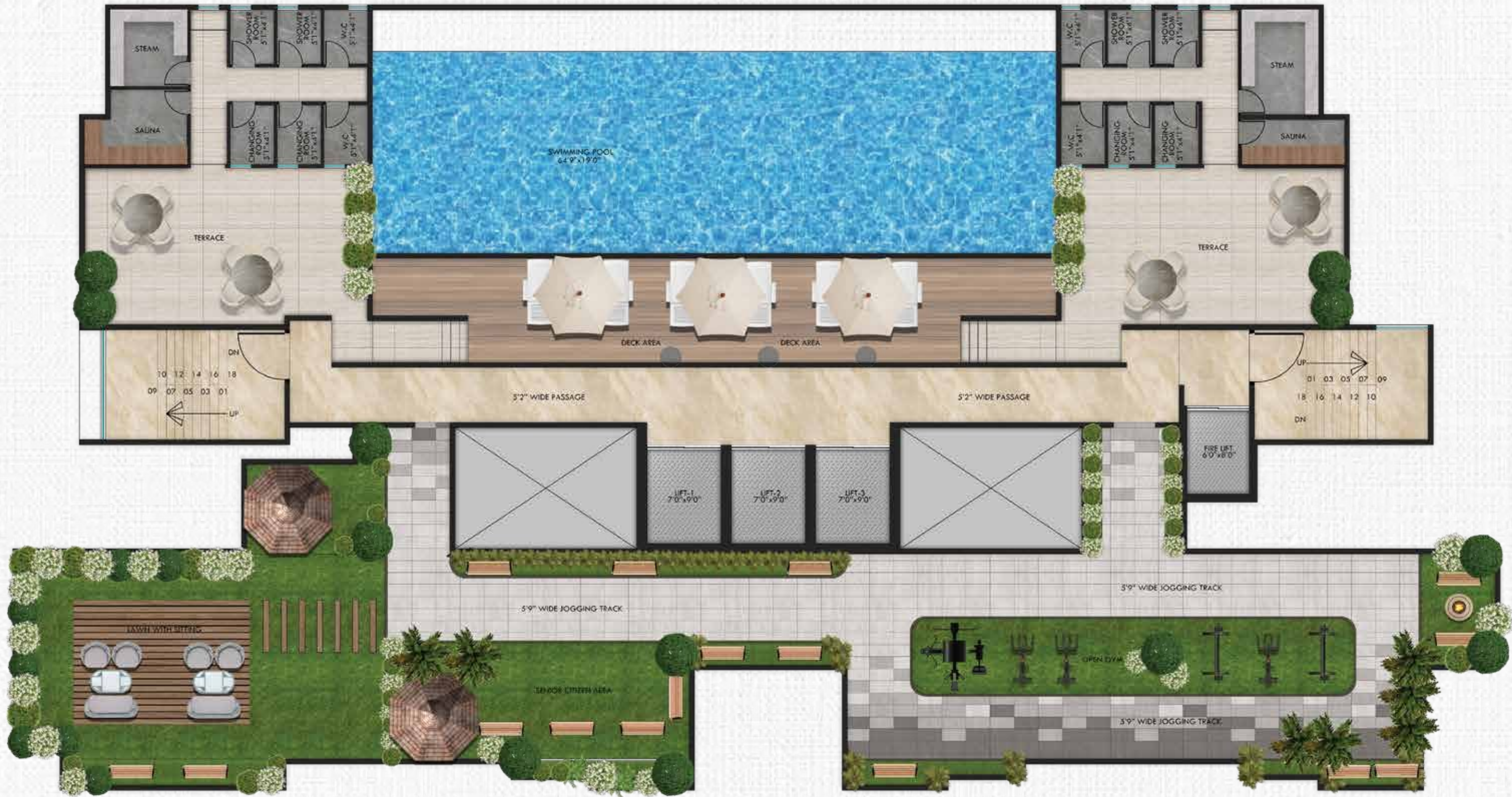
# FIRST FLOOR PLAN



# TYPICAL FLOOR 2<sup>ND</sup> TO 24<sup>TH</sup> FLOOR

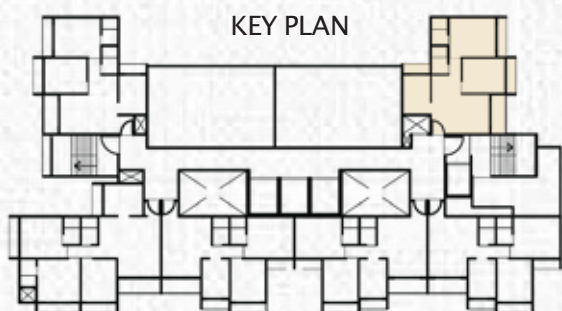


# TERRACE FLOOR PLAN



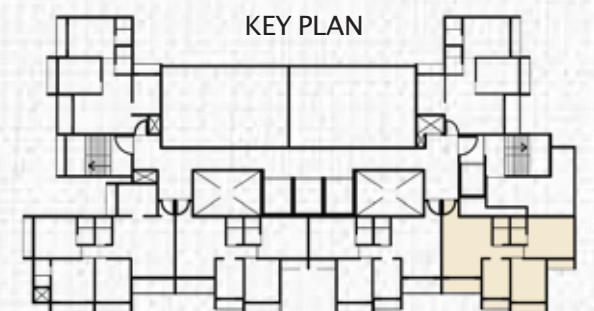
2 BHK 201-2401

2 BHK 202-2402



Unit No	Configuration	RERA Carpet Area	Deck Area	Total Usuable Area
01	2 BHK	572 Sq.ft	39 Sq.ft	611 Sq.ft

Disclaimer: Floor plan is for marketing purposes and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions are for illustrative purposes only and may not be accurate representation of final construction of the project. Tharwani Palladian are not intended to form part of any contract or warrant unless space incorporated in writing into the contract. Please ask our Sales Advisor for details of the treatments specified for individual Apartment/Flat/Premises.

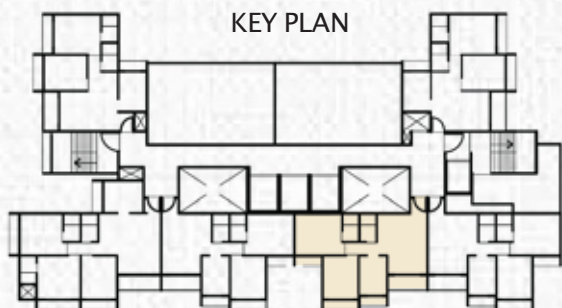


Unit No	Configuration	RERA Carpet Area	Deck Area	Total Usuable Area
02	2 BHK	604 Sq.ft	39 Sq.ft	643 Sq.ft

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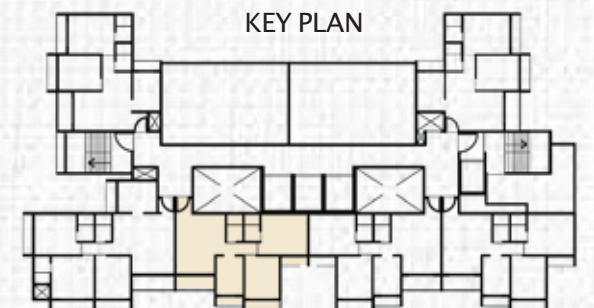
2 BHK 203-2403

2 BHK 204-2404



Unit No	Configuration	RERA Carpet Area	Deck Area	Total Usuable Area
03	2 BHK	604 Sq.ft	39 Sq.ft	643 Sq.ft

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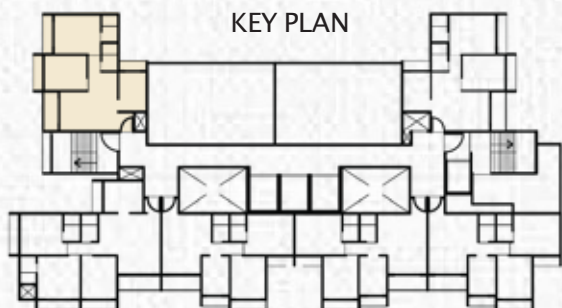
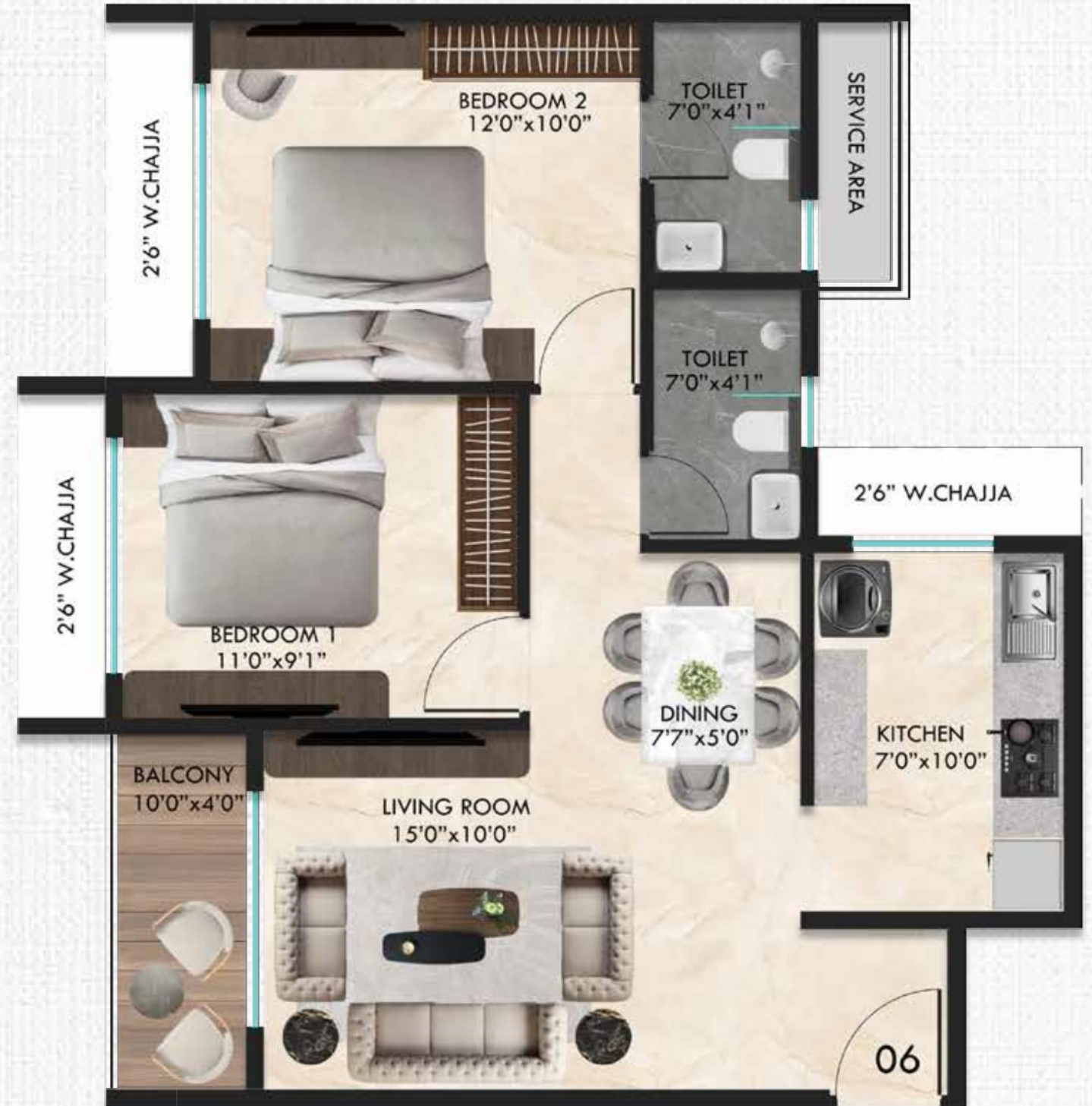
Unit No	Configuration	RERA Carpet Area	Deck Area	Total Usuable Area
04	2 BHK	604 Sq.ft	39 Sq.ft	643 Sq.ft

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# 3 BHK 205-2405



# 2 BHK 206-2406

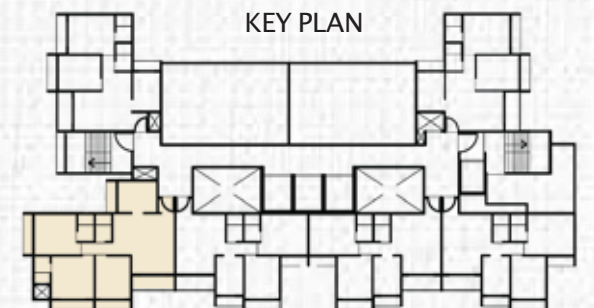


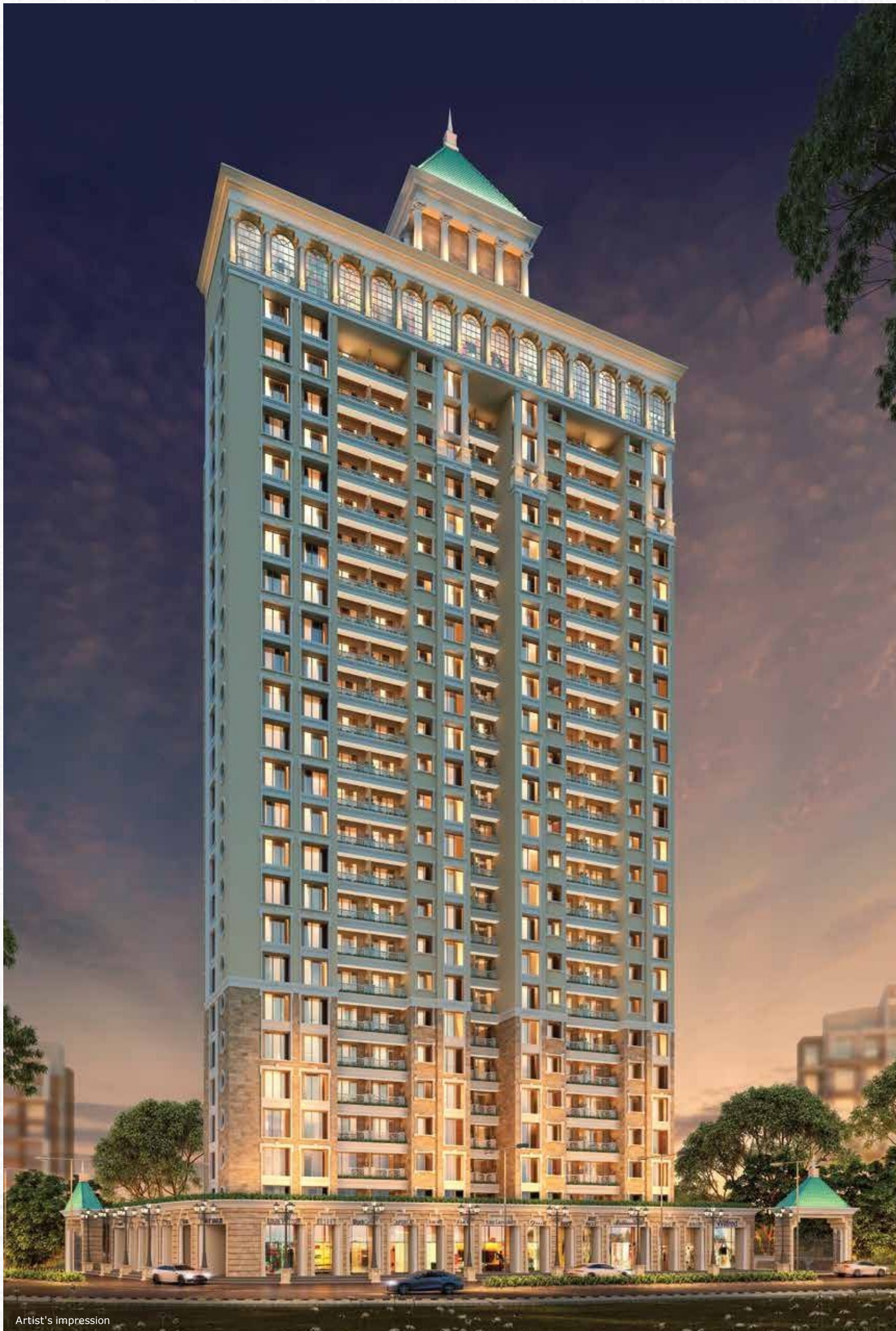
Unit No	Configuration	RERA Carpet Area	Deck Area	Total Usuable Area
05	3 BHK	806 Sq.ft	43 Sq.ft	849 Sq.ft

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Unit No	Configuration	RERA Carpet Area	Deck Area	Total Usuable Area
06	2 BHK	593 Sq.ft	39 Sq.ft	632 Sq.ft

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Artist's impression

## PALLADIAN AT A GLANCE

### Project Highpoints

- Spacious 2 & 3 BHK Residences with Decks
- Venetian Architectural Marvel
- 25-Storey Skyrise
- High-Street Retail
- Strategically Located Near Sion-Panvel Highway

### Tower Highpoints

- G+25 Storey Skyrise
- Lifestyle Indulgences – Clubhouse, Podium Level & Rooftop Level
- Designated Car Parking Area
- Infinity Pool
- Intercom Connection
- CCTV Surveillance in Entrance Lobby
- Power back-up for Common Areas
- Fire-fighting System

### Lobby Highpoints

- Air-Conditioned Lobby
- Colossal High-Ceiling Walls
- Elegant Designs & Interiors

### Roof-top Level Amenities

- Infinity Pool
- Gazebo/Pergola
- Lounge Seating
- Steam & Sauna

### Podium Amenities

- Gymnasium
- Indoor Games (Table tennis, Carrom, Foosball, etc.)
- Kids Play Area
- Seating Area
- Jogging Track

### Apartment Highpoints

- Vitrified Tiles
- Bathroom Fittings
- Water Purifier
- Video Door Phone
- Master Bedroom
- Door, Fittings & Handle
- Acrylic Paint
- Sliding Window
- Balcony Flooring
- Electrical Wiring & Switches
- Electrical DB
- High Speed Elevator



## A LOCATION CRAFTED TO HOST POSSIBILITIES OF THE FUTURE

Kharghar is Navi Mumbai's most evolving node and a preferred location of homebuyers & real estate developers. The project being close to the Sion-Panvel Highway, it enjoys best of connectivity to Mumbai & Navi Mumbai, Thane as well as the city of Pune.

### CONNECTIVITY

- Kharghar Rly. Stn. - 15 Mins
- Sion-Panvel Highway - 15 Mins

### DAILY ESSENTIALS & UTILITIES

- DMart Kharghar - 7 Mins
- Reliance Digital - 7 Mins
- Reliance SMART - 10 Mins

### EDUCATIONAL INSTITUTES

- NMIMS Navi Mumbai - 3 Mins
- B. D. Somani Intl. School - 5 Mins
- DAV Intl. School - 8 Mins
- Bharati Vidyapeeth University - 15 Mins
- Ryan Intl. School - 30 Mins

### HEALTHCARE

- Dolphin Hospital & ICU - 3 Mins
- Tata Memorial Hospital - 6 Mins
- Medicover Hospital - 16 Mins

### RECREATION

- Kharghar Football Stadium - 2 Mins
- Central Park - 7 Mins
- Golf Course - 10 Mins

### UPCOMING INFRASTRUCTURE

- Amandoot Metro Stn. - 5 Mins
- Proposed Intl. Airport - 20 Mins
- MTHL - 30 Mins





25+  
YEAR OLD  
LEGACY



5 MILLION+  
SQ.FT.  
DEVELOPED



35+  
PROJECTS  
COMPLETED



3000+  
HAPPY  
FAMILIES

## A LEGACY CRAFTED WITH EXCELLENCE

Over the last couple of decades, Tharwani Realtors has prided itself on its heritage of excellence, the spirit of entrepreneurship, and strong values. These values and unprecedented vision have resulted in the birth of its many successful luxurious projects.

Commitment to excellence and the drive to transform lives of its customers is what sets us apart. Going forward, Tharwani Realtors will merge the philosophy of innovation, sustainability, and excellence into the real estate industry through its upcoming world-class projects that are a combination of a legacy of excellence and trust with a commitment to cutting-edge design and technology.

CREATING LANDMARKS THAT ARE  
POISED TO CROWN THE SKYLINES

ON-GOING PROJECTS:

**Tharwani Solitaire**

2 & 3 BHK Residences Kalyan-Murbad Road

**Tharwani Ariana**

1& 2 BHK Residences Ambernath (W)

**Tharwani Millennium City**

1& 2 BHK Residences Badlapur

**Tharwani Majestic**

2 & 3 BHK Residences Kalyan (W)



  
**THARWANI  
MAJESTIC TOWERS**

**THARWANI  
SOLITAIRE**

KALYAN-MURBAD ROAD



**THARWANI  
ARIANA**  
AMBERNATH (W)

  
**THARWANI  
MILLENNIUM  
CITY**  
BADLAPUR





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