



**Call: (+91-22) 2586 6000, 2545 8001**

Sales Office: Sales Gallery, North Point, Central Avenue,  
Hiranandani Estate, off Ghodbunder Road, Thane (W).  
Corporate Office: Olympia, Central Avenue,  
Hiranandani Business Park, Powai, Mumbai - 400 076.

Delanna is mortgaged with Standard Chartered Bank. The No Objection Certificate (NOC)/ permission of the mortgagee Bank would be provided for sale of flats/units/property, if required.

- sales@hiranandani.net
- www.hiranandani.com
- [f/hiranandanidevelopers](https://www.facebook.com/hiranandanidevelopers)

15.12.2021



# DELANNA

Hiranandani Estate, Thane

**2 BHK Apartments**



Actual Image of Hiranandani Estate, Thane

A world of eternal bliss  
Made up of golden memories  
Where you are pampered with choices  
Without any underlying clauses  
Where you desire more, every moment  
To discover satisfaction that is permanent  
Where you create your own haven  
For your loved ones to find fulfilment.

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Come and explore a new beginning  
*With Gratified Living*



A DELIGHTFUL WAY  
TO FULFIL YOUR  
ASPIRATIONS

**DELANNA**  
2 BHK Apartments

# YOUR GATEWAY TO GRATIFIED LIVING

Welcome to a new beacon of ultra-modern marvel at Hiranandani Estate, Thane. Delanna is crafted exclusively for modern urban dwellers aspiring for a comprehensive lifestyle. From the unrivalled attention to detail inside your home to the awe-inspiring views outside, from the array of indulgences to the exhilarating township experiences, this address is truly designed to fulfil all your aspirations of higher living.



This is rendered image as visualised by the artist and is for reference purpose only.



**GRAND DOUBLE-HEIGHT  
AIR-CONDITIONED ENTRANCE LOBBY**

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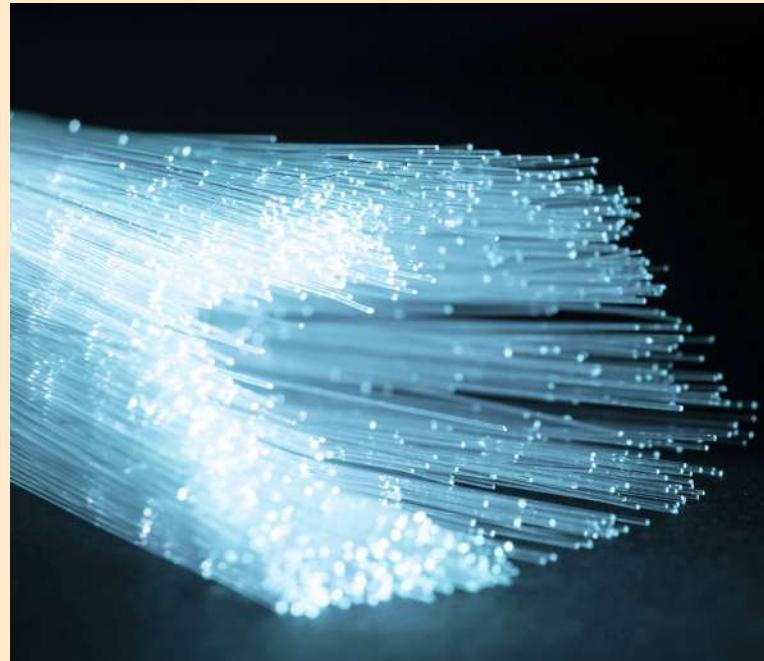
## GRATIFY YOUR LIFE WITH ATTENTION TO DETAIL

### GENERAL FEATURES

- Grand double-height air-conditioned entrance lobby
- Cloud and AI based CCTV surveillance system with supported video analytics
- Multi operator 4G Mobile signal enhancing system scalable to 5G Network in future
- Beautiful lift lobbies on each floor
- 3 high-speed elevators
- LED lights in common areas
- Power backup for pump, lifts, lobby and stair case
- Comprehensive fire-fighting and fire alarm system
- FTTH ready low voltage structured cabling system inside the apartment
- Common Dish for DTH
- Audio/Video intercom
- Common EV Charging Point
- Mechanized car parking

# LIVE FASTER. LIVE BETTER. LIVE SMARTER. LIVE CONNECTED.

**First of its kind in India, Hiranandani Introduces best in class Fiber to the Home (FTTH) ready with services flats.**



Now each apartment in Delanna will be serviced by Fiber-to-the-home (FTTH). Avail multiplicity of services and service providers on fiber optic cable and get access to amazingly fast internet with simultaneous delivery of telephone, audio, video, television and enhanced security system.

## Technology Conveniences\*

- 100 % FTTH activated homes with 1Gbps capacity.
- Ready to use high speed and scalable broadband connection on fiber with annual subscription.
- HD quality free landline telephony services across the country along with broadband service.
- Wi-Fi ready homes.
- Common dish antenna for DTH service  
- Subscribe and start using.
- IP based cloud multi apartment HD video intercom.
- IP based cloud HD video door phones.
- 3-Tier cloud Visitor Management system.
- Community mobile app with multiple community services.
- IOT cloud services with Air quality sensors.
- Access to exclusive service desk, onsite service for the above.



Disclaimer: The above services will be provided by TATASKY Broadband and Hiranandani will be in no way responsible for the said services. Hiranandani is only facilitating the above services through a premium service provider like TATA SKY Broadband to provide a hassle-free living experience ready with the best-in-class IT infrastructure. TATASKY Broadband may change the model/tariff after the above mentioned limited time offer. All the images shown are for representation purpose only.

# INDULGE IN THE WORLD'S FINEST COMFORTS

DELANNA is planned as a cosy abode for optimum comfort. Its thoughtful design, quality fitments and flawless finishing is perfectly aligned to make your living space truly elegant. Its minute detailing and sheer class resembles your style and status.

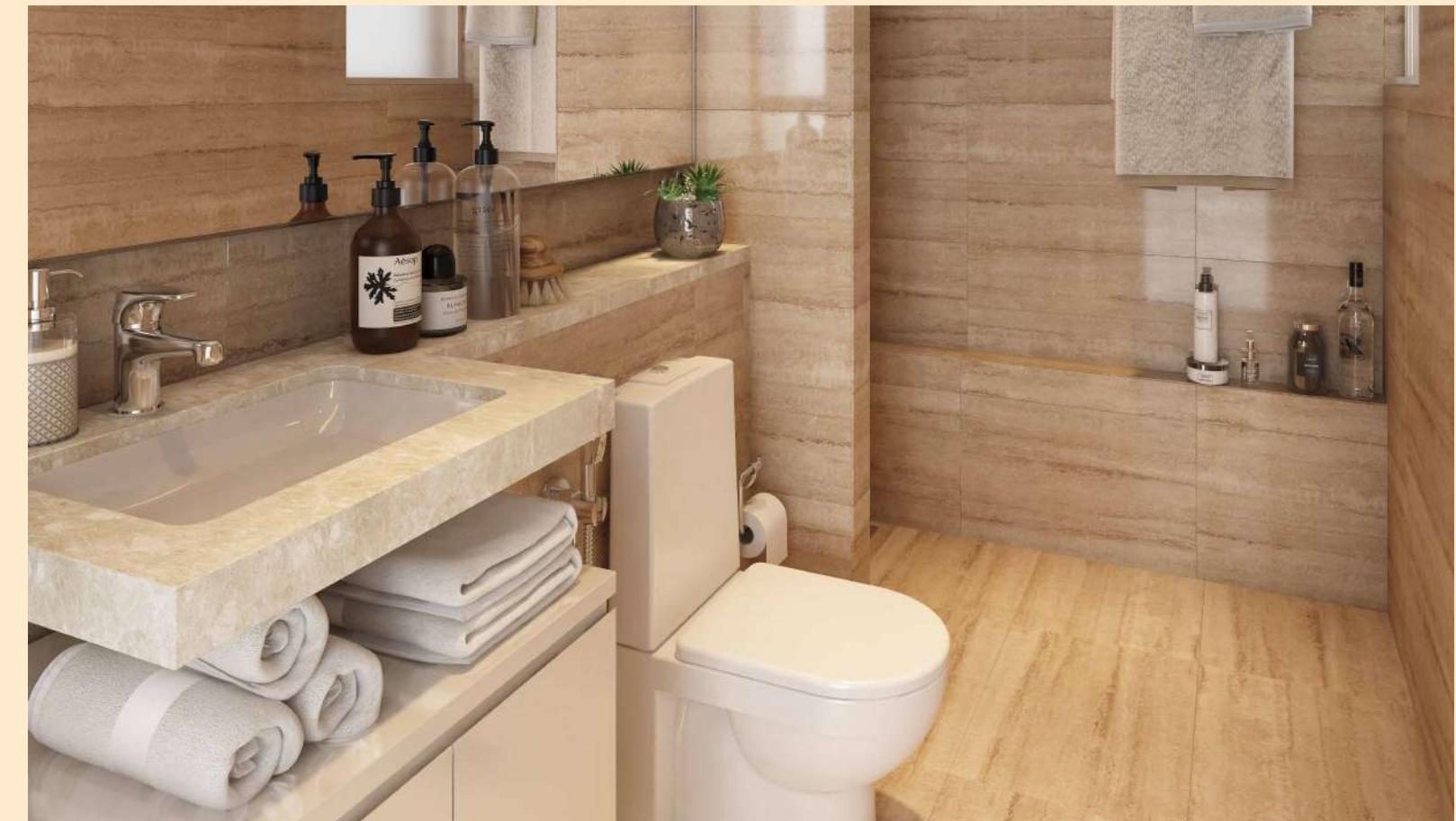
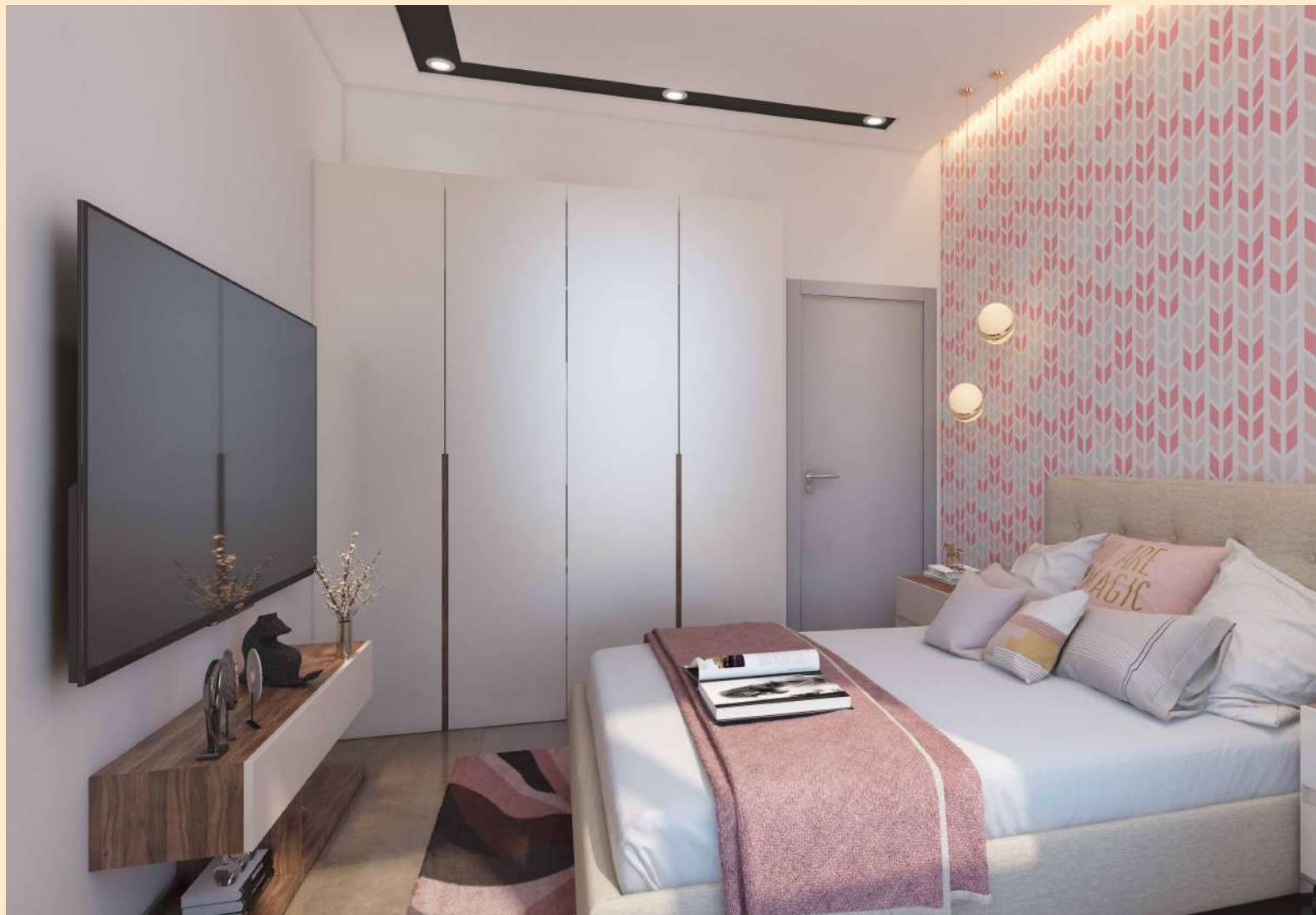


This is rendered image as visualised by the artist and is for reference purpose only. The furniture & fixtures shown in the above flat are not a part of the apartment amenities.



WHERE THE  
WORLD'S FINEST  
GRATIFICATIONS  
ADORN YOUR ABODE

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## APARTMENT FEATURES

- Marble flooring in living and dining areas
- Heavy duty aluminium windows
- Vitrified tiles in bedroom, kitchen and bathroom
- Well-designed kitchen with platform including base unit & hob
- Thoughtfully designed toilets with premium bathroom fittings
- Superior quality geyser, exhaust fan and water purifier
- Electricity provision with 3 phase supply and meticulously planned electrical layout by Interior designer with modular electrical switches
- Power backup for selective light/fan points

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The furniture & fixtures shown in the above flat are not a part of the apartment amenities.

# DELANNA

## Typical Floor Plan

2<sup>nd</sup> to 7<sup>th</sup>, 9<sup>th</sup> to 11<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>,  
17<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>  
31<sup>st</sup>, 32<sup>nd</sup>, 34<sup>th</sup> & 35<sup>th</sup> floors



### Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA (A)		Enclosed Balcony Area (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1 & 4	634.59	58.955	68.24	6.34	702.83	65.295
2 BHK	2	633.56	58.86	69.32	6.44	702.88	65.30
2 BHK	3	628.29	58.37	69.32	6.44	697.61	64.81
Refuge Flat Nos. are 804, 1204, 1504, 1804, 2104, 2404, 2704, 3004, 3304							
104 flat deleted for double height entrance lobby.							

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



