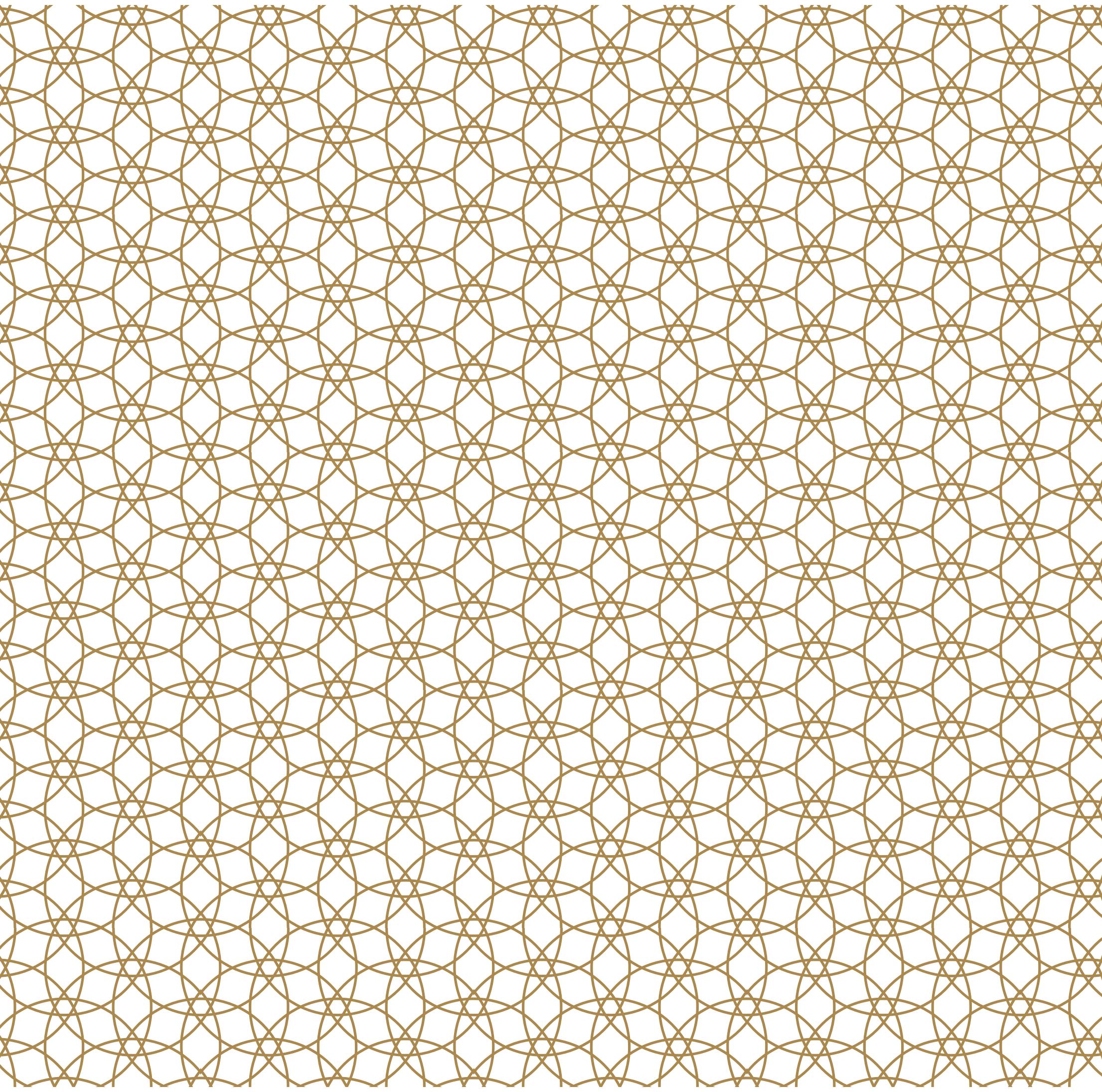




**4 & 5 BHK LUXURY HOMES
Hiranandani Estate, Thane**





Welcome to the Premium
Hiranandani Living!

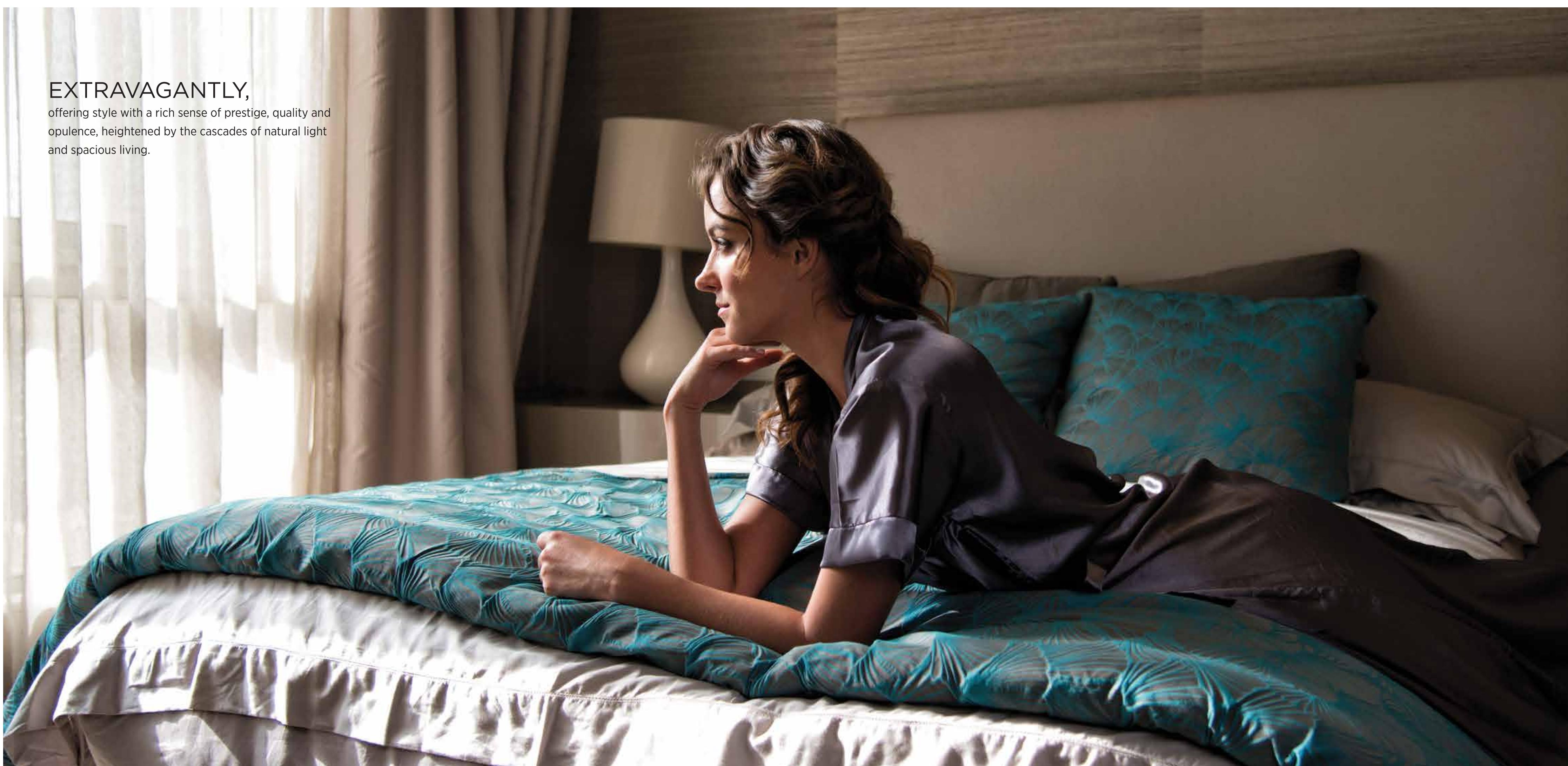




ABUNDANTLY
YOURS

EXTRAVAGANTLY,

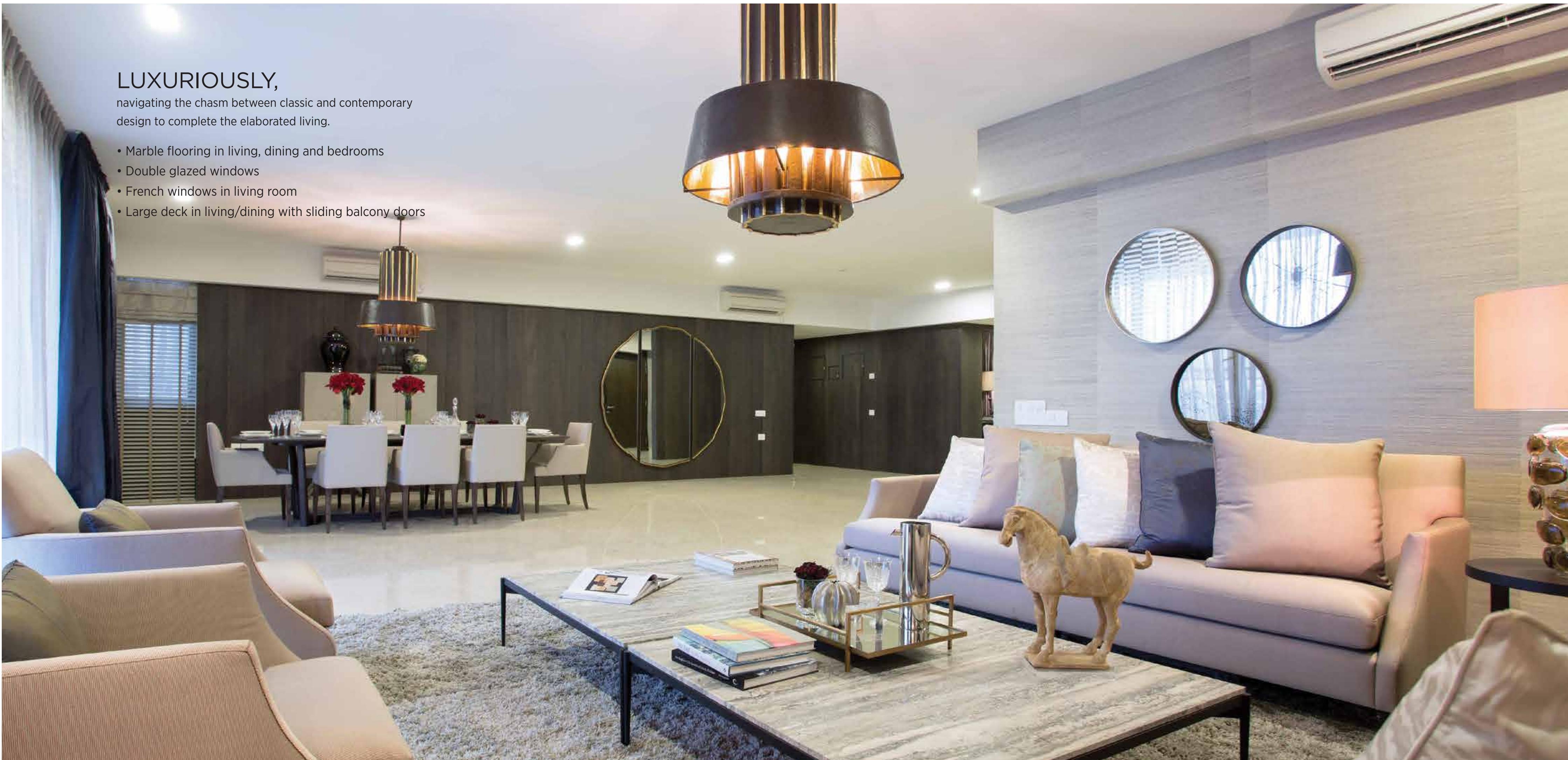
offering style with a rich sense of prestige, quality and opulence, heightened by the cascades of natural light and spacious living.



LUXURIOUSLY,

navigating the chasm between classic and contemporary design to complete the elaborated living.

- Marble flooring in living, dining and bedrooms
- Double glazed windows
- French windows in living room
- Large deck in living/dining with sliding balcony doors



CLASSICALLY,

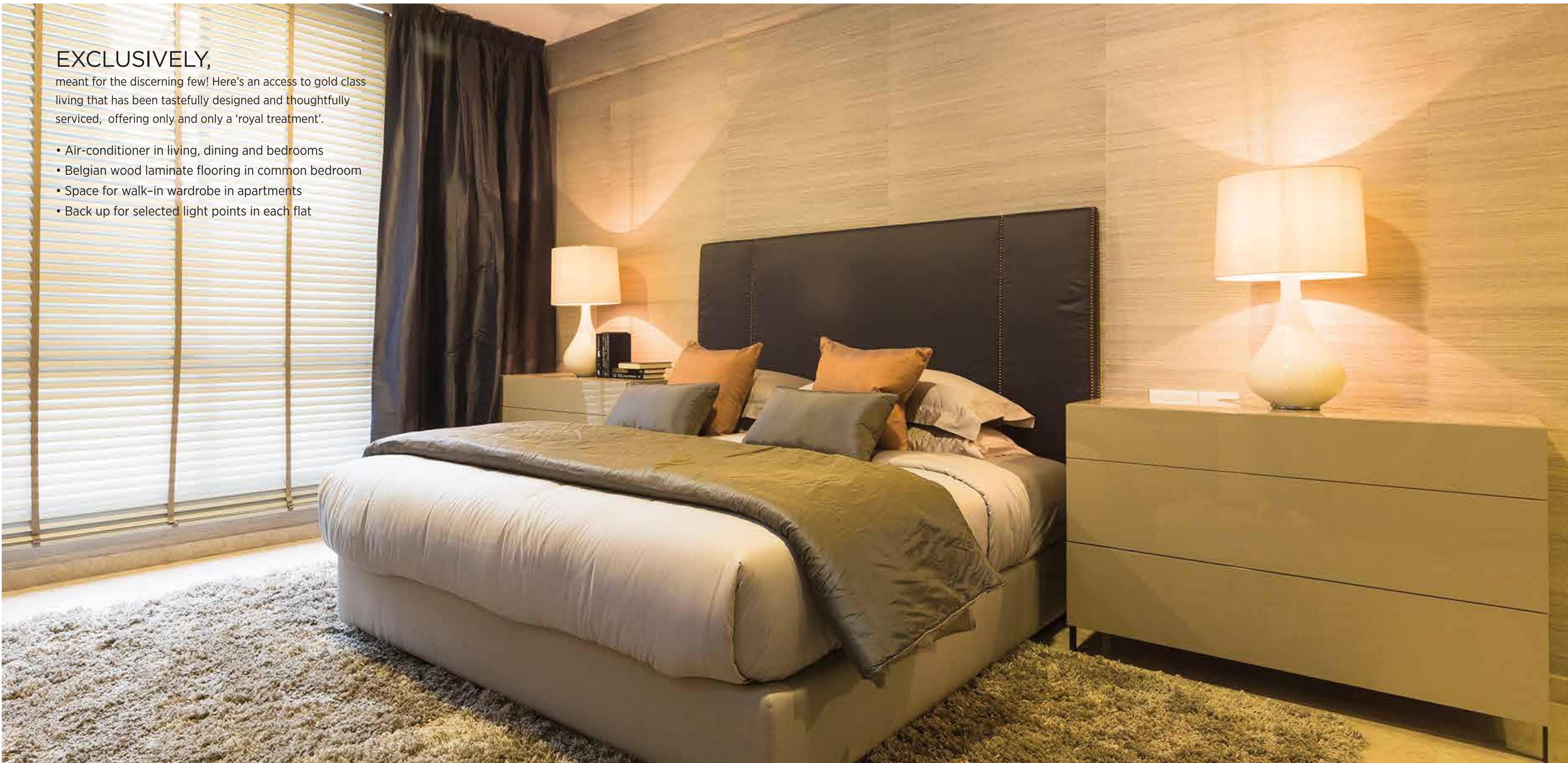
veering towards the modern and eclectic.



EXCLUSIVELY,

meant for the discerning few! Here's an access to gold class living that has been tastefully designed and thoughtfully serviced, offering only and only a 'royal treatment'.

- Air-conditioner in living, dining and bedrooms
- Belgian wood laminate flooring in common bedroom
- Space for walk-in wardrobe in apartments
- Back up for selected light points in each flat





ENORMOUSLY,

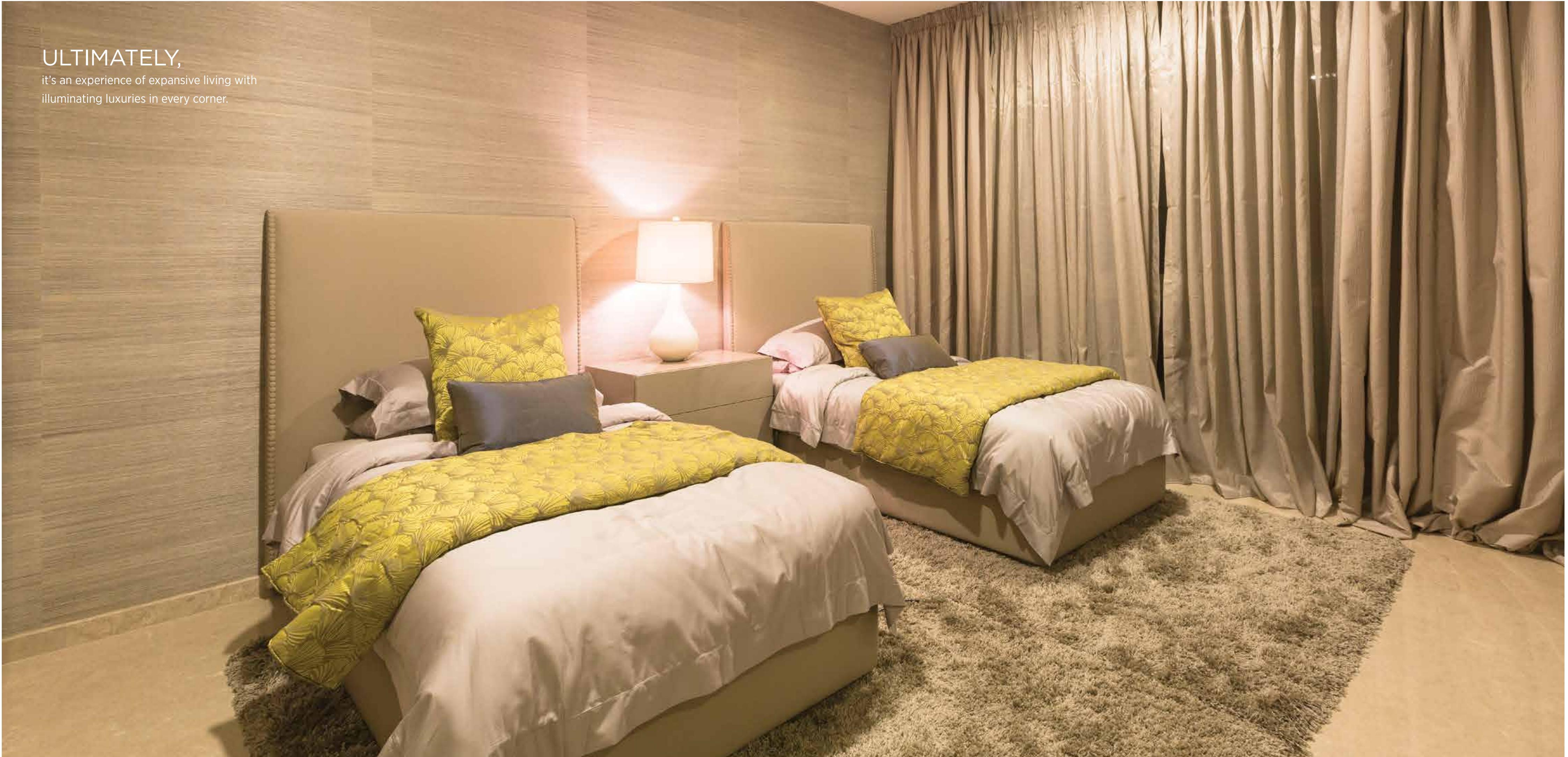
spacious to bring your family together.

- Fully fitted designer kitchen with quartz stone platform and white goods for the kitchen
- Provision of wet & dry kitchen
- Tiles in toilets and kitchen
- Well-designed premium luxury toilet with marble counters and bathroom fittings
- Separate access for the servant's room



ULTIMATELY,

it's an experience of expansive living with
illuminating luxuries in every corner.





CREATIVELY,

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

ILLUSTRIOUSLY APPOINTED PILLARS OF CLASS AND NOBILITY

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 5 bed residences in Leona, Royce and Basilius which together 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



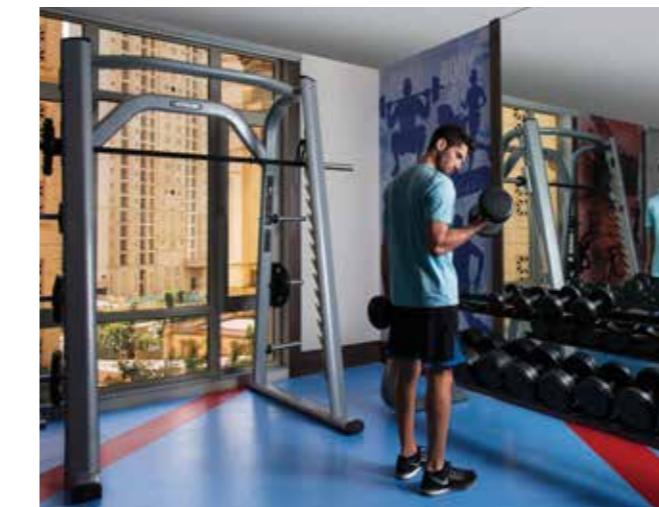
Actual image of Rodas Enclave, Thane.



Actual images of Rodas Club, Hiranandani Estate, Thane.



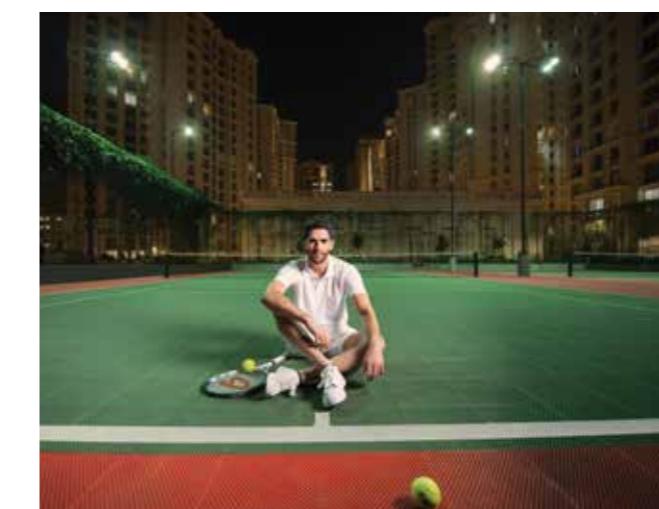
Swimming Pool



Gymnasium



Squash Courts



Tennis Court

SUPREMELY

clean geometric lines, space and bespoke palette finishes to exude maverick architectural brilliance offering ultimate elegance, ease, intimacy and hospitality.

Lifestyle Amenities:

RECREATION & GARDEN ZONE

- Roundabout with water features
- Jogging Track
- Landscaped Garden

HEALTH & WELLNESS

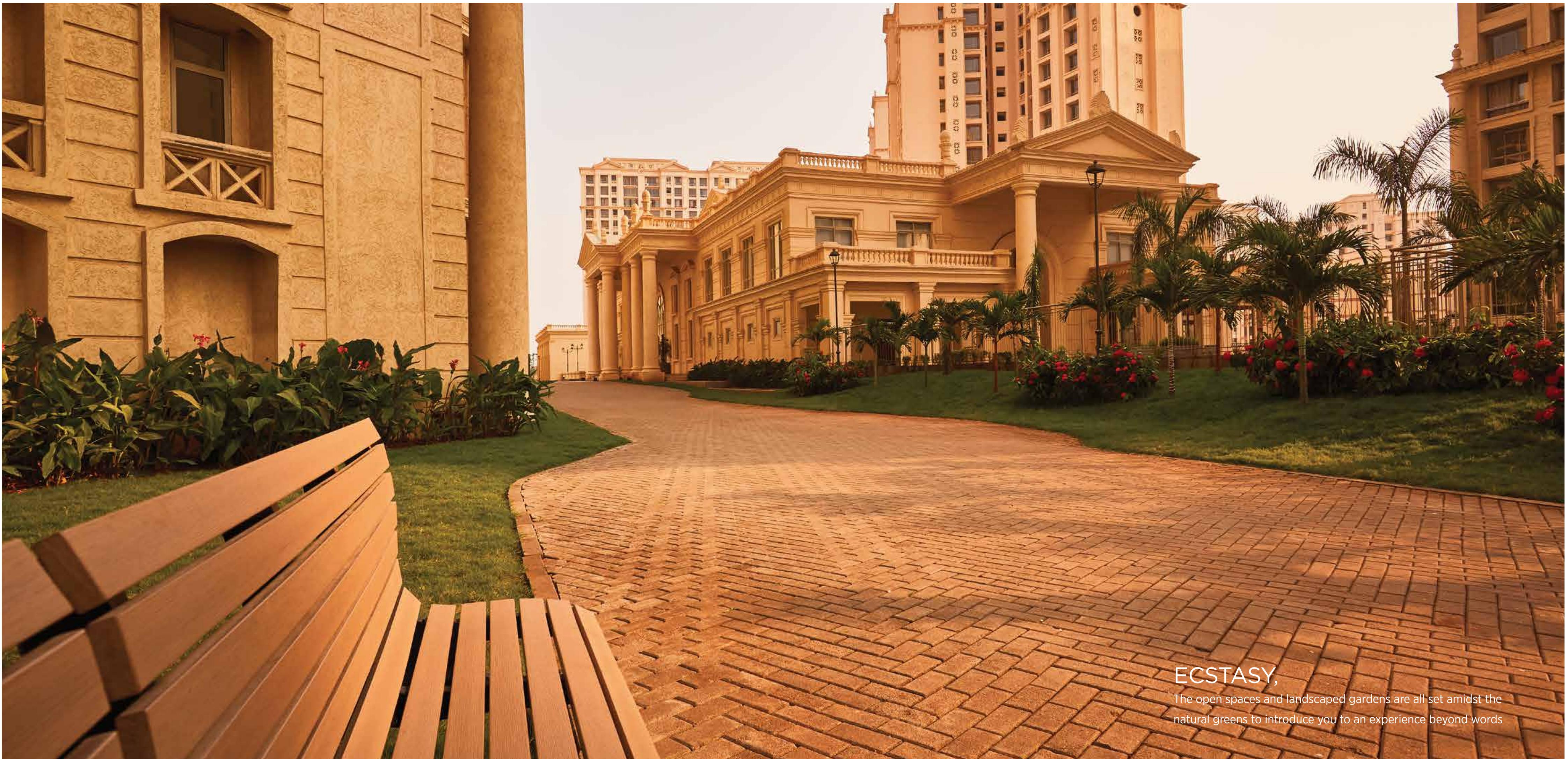
- Meditation Area
- Swimming Pool
- Spa & Yoga Center
- Gymnasium

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

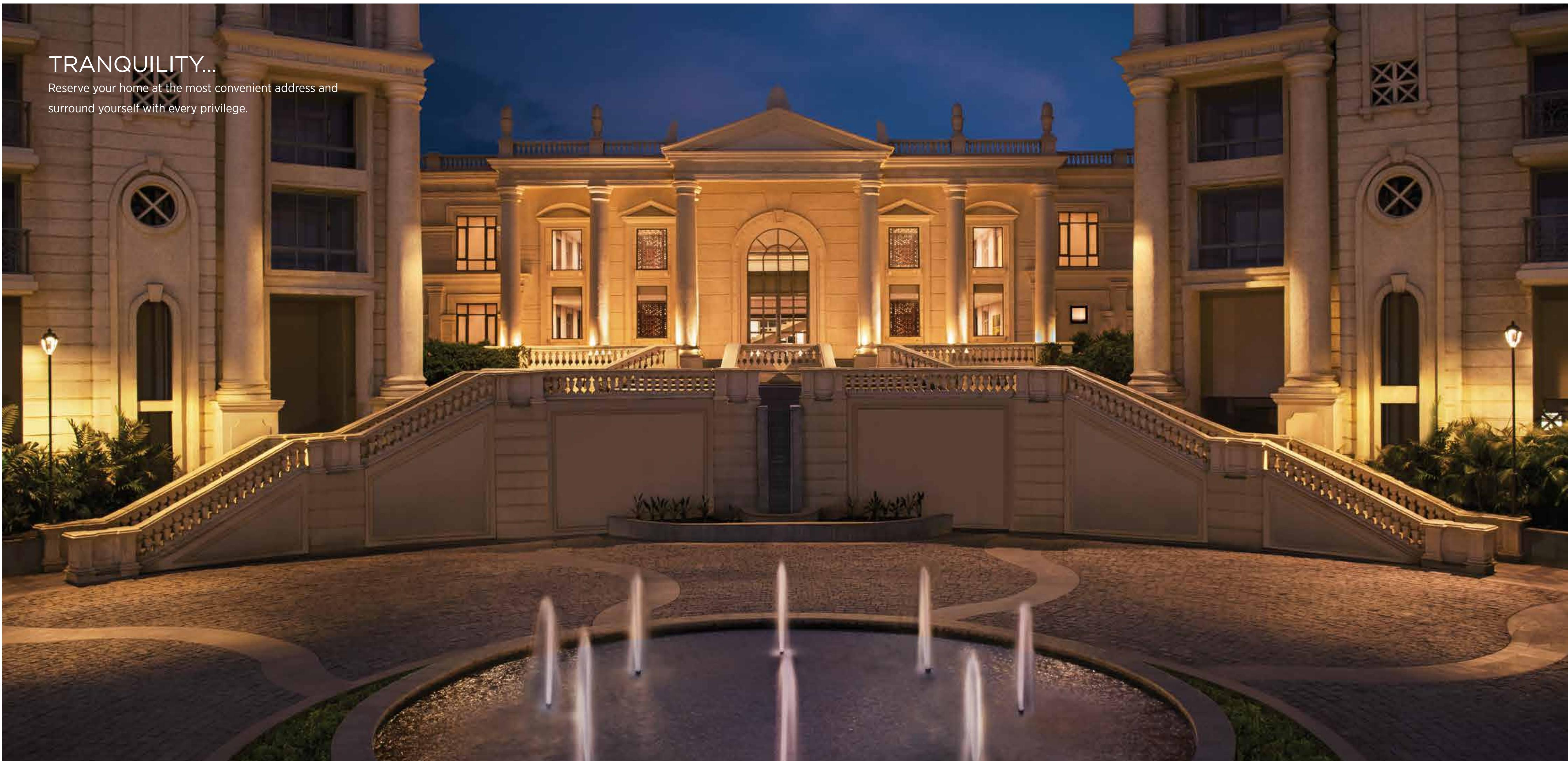


ECSTASY,

The open spaces and landscaped gardens are all set amidst the natural greens to introduce you to an experience beyond words

TRANQUILITY...

Reserve your home at the most convenient address and surround yourself with every privilege.



Actual image of Rodas Enclave, Thane.



LEONA



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.



LEONA

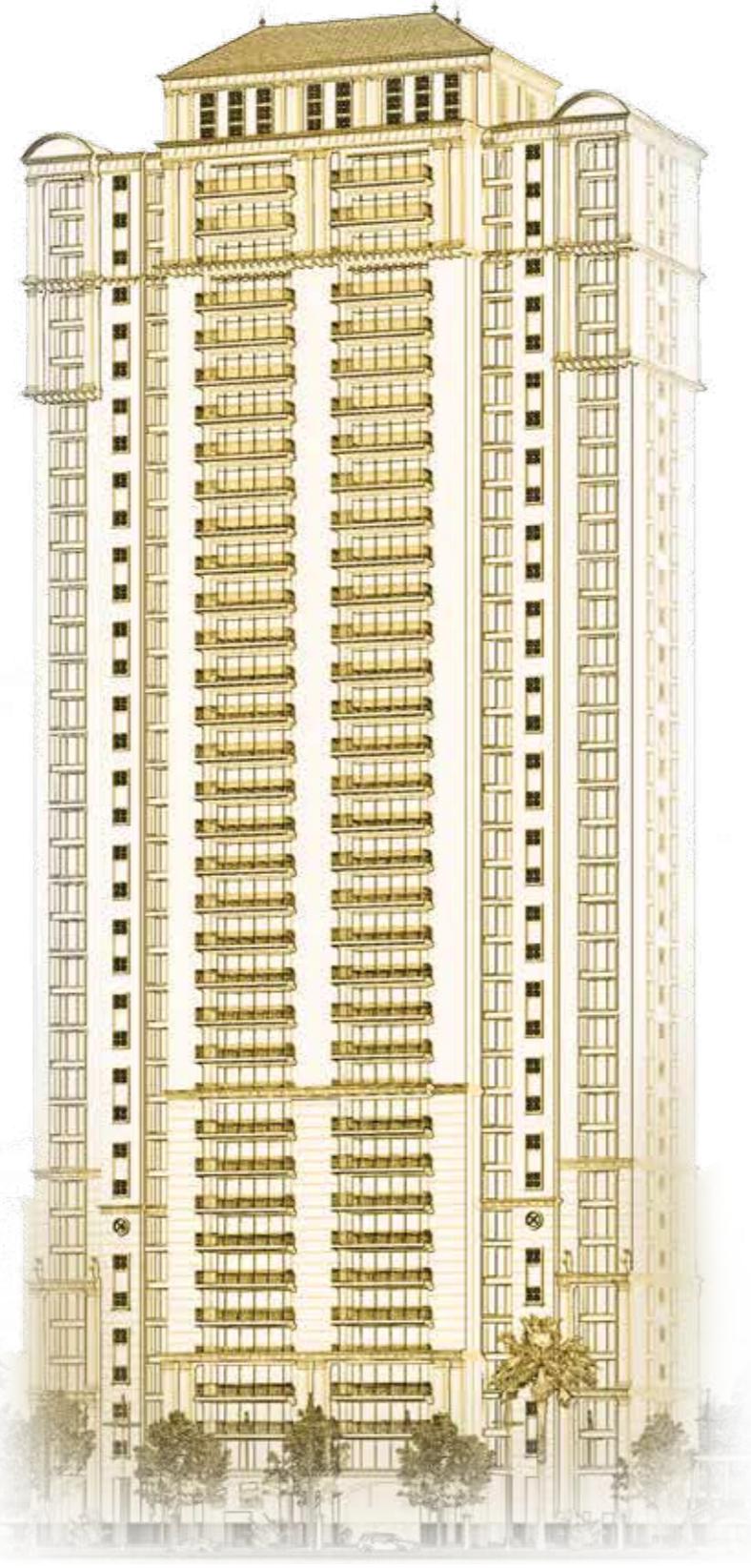


**FLOOR PLAN
LEONA**

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.



BASILIUS

FLOOR PLAN BASILIUS



AREA STATEMENT

FLAT No.	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.



ROYCE



FLOOR PLAN
ROYCE

LEGENDARY TOWNSHIP

HIRANANDANI ESTATE, THANE

Hiranandani, that has turned a million dreams into reality, has transformed the lives of 10,000+ 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.



RESIDE IN A WORLD OF POSSIBILITIES

Hiranandani Estate, Thane -

A vast stretch of abundance spanning over 250+ acres, transformed Thane's destiny. After Hiranandani Estate, Thane became the most preferred destination to live, work and recreate. The concept of community living was established at a greater scale and attracted many families to settle here.

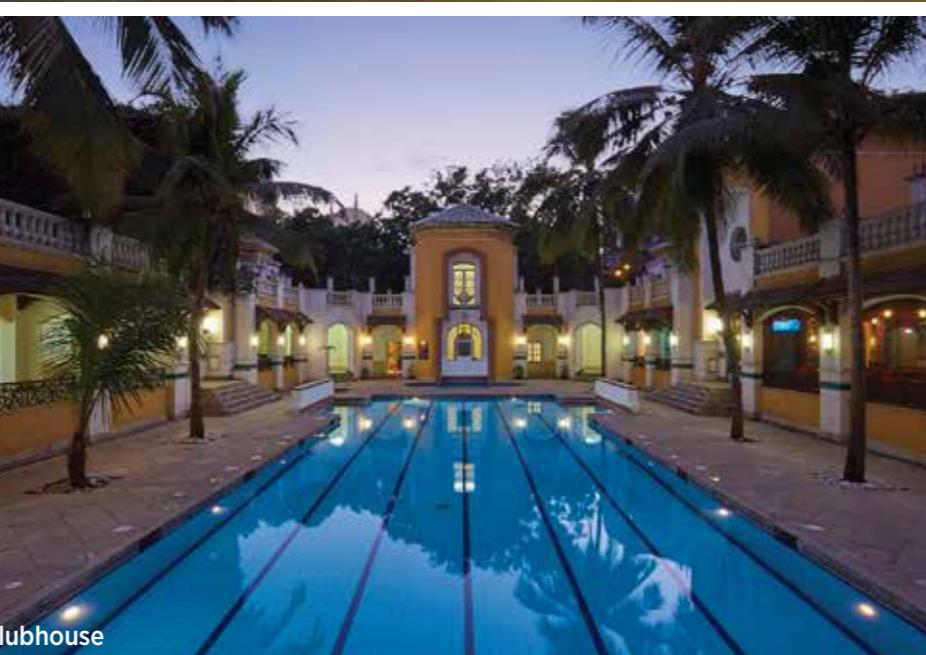
With landscaped greenery surrounding stately architecture and several amenities for recreation, it turned into a realm that is calm, convenient and complete. Have everything from work centres to hospital to sports and recreation facilities and more, within the environment that you proudly call home.



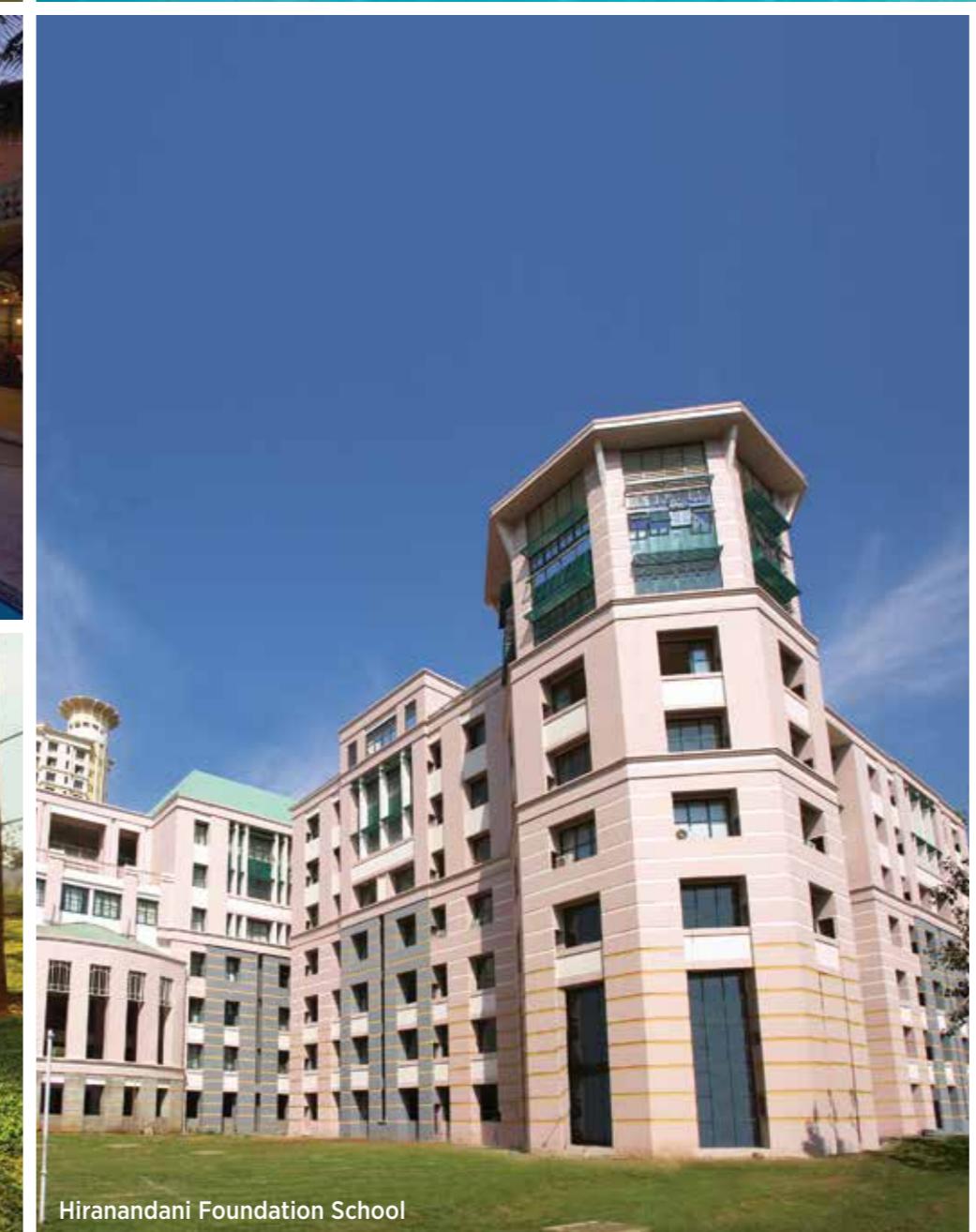
Hiranandani Hospital



Tennis Court



Clubhouse



Hiranandani Foundation School



Bayer House



Landscaped Garden



TCS

DISCOVER THE INDULGENCE AT EVERY TURN

Experience the luxury of having a premium shopping promenade within walking distance, right at the heart of your township.



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

EXPERIENCE SMOOTHER COMMUTES

Enjoy the comfort of strategically located homes that includes shorter travelling distances.



CONNECTIVITY

- Ghodbunder Road - 2 km
- Thane Railway Station - 9 km
- Mulund Check Naka - 10.8 km
- W E Highway - 12 km
- Mumbai Domestic Airport - 36 km



HOSPITALS

- Hiranandani Hospital - 1.6 km
- Titan Hospital - 3.2 km
- Currae Specialty Hospital - 6.3 km
- Bethany Hospital - 6.3 km
- Jupiter Hospital - 6.7 km



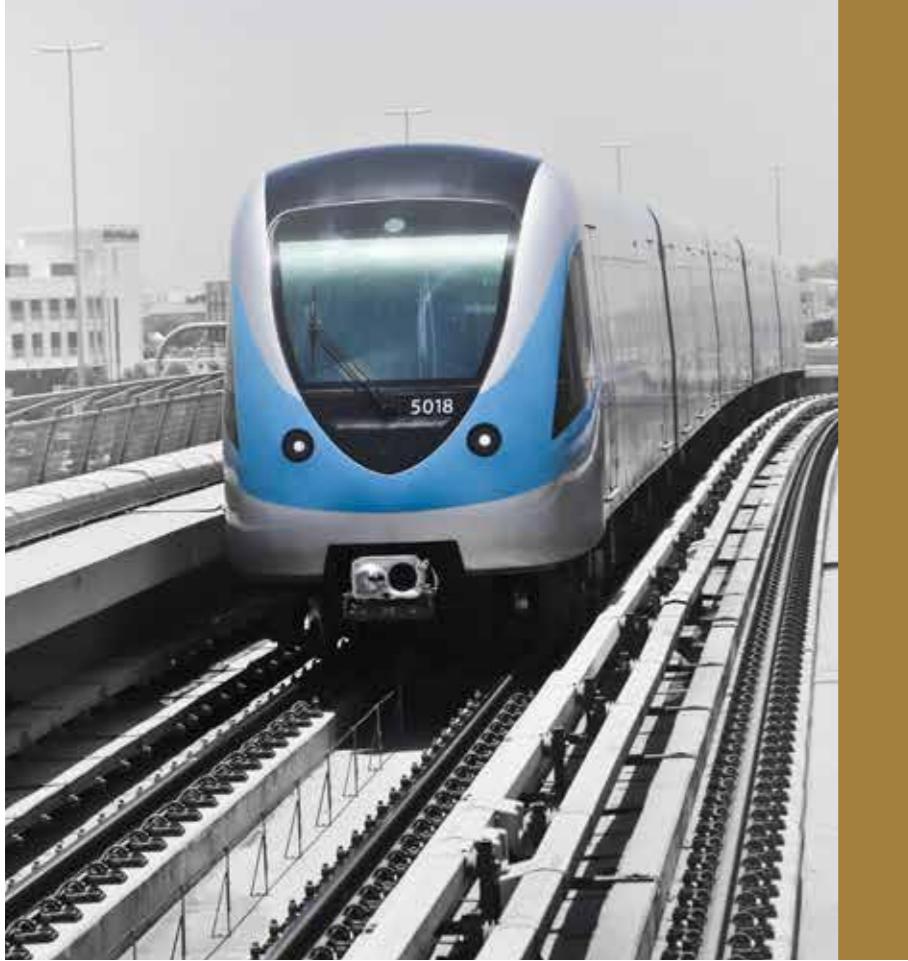
SHOPPING & ENT.

- The Walk - High street - 0.5 km
- HAIKO Supermarket - 0.5 km
- Hypercity - 4 km
- Suraj Water Park - 2.6 km
- Tikuji-ni-wadi - 4.7 km
- Viviana Mall - 6.8 km

All distance are approximate



Actual image of Thane.



THANE -WADALA METRO LINE 4:

- It will be operated between Kasarvadavali at Ghodbunder Road, Thane to Wadala in Mumbai.
- A game changer to connect Mumbai with Thane.
- The stretch of 32.32 km will cover 32 stations.

Nearby Metro 4 station: Dongripada Station



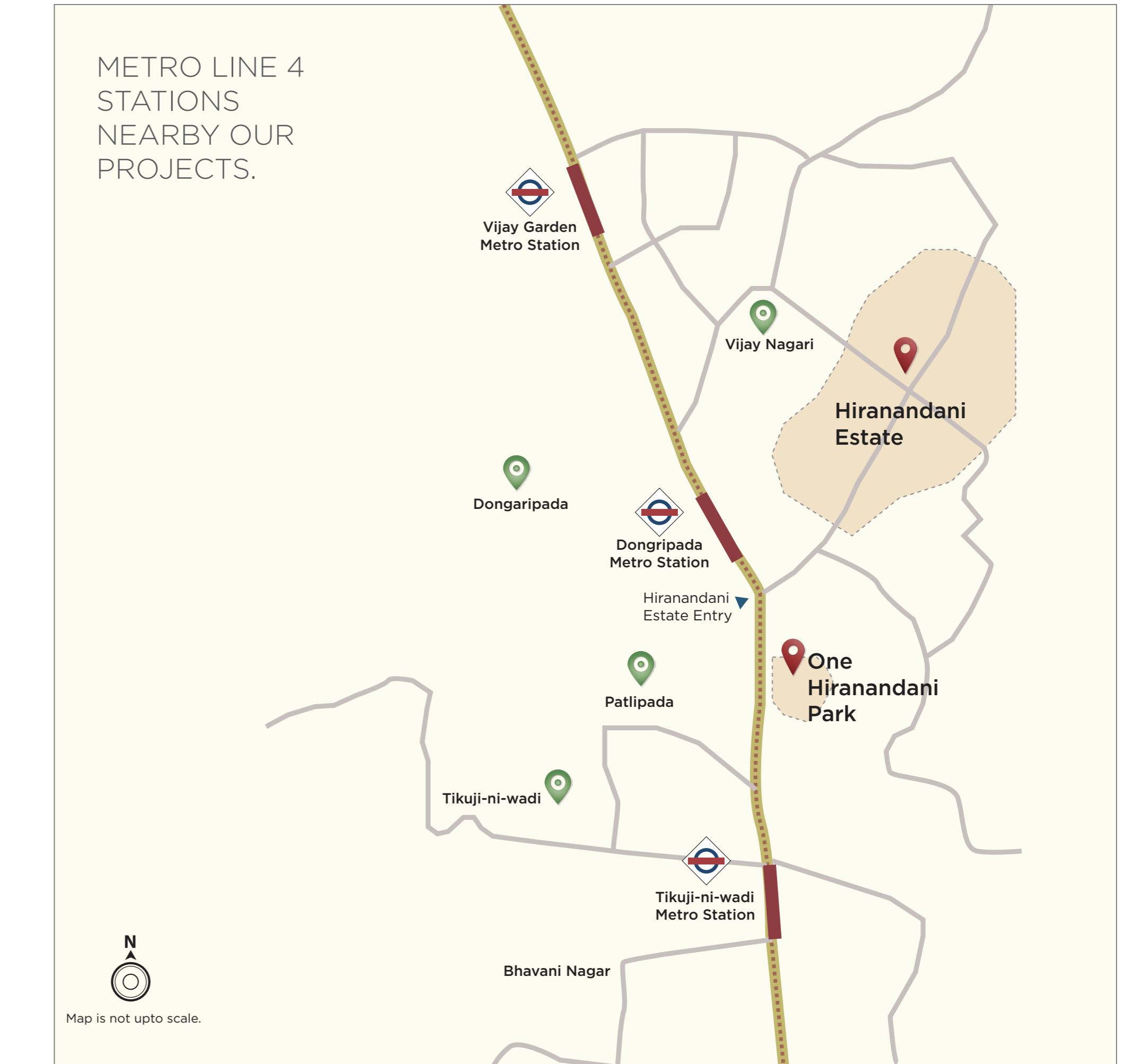
MUMBAI METRO LINE 4A AND MUMBAI METRO LINE 5:

- Metro Line 4A will be an extension of Metro Line 4 from Kasarvadavali to Gaikmukh area.
- Metro Line 5 will connect Thane to Bhiwandi and Kalyan. The 24.9 km-long Metro corridor will have 17 stations.

Nearby Metro 5 station: Kapurbawdi Station

The above informations are as per the projects proposed by the Government.
Images shown for representation purpose only.

METRO LINE 4 STATIONS NEARBY OUR PROJECTS.





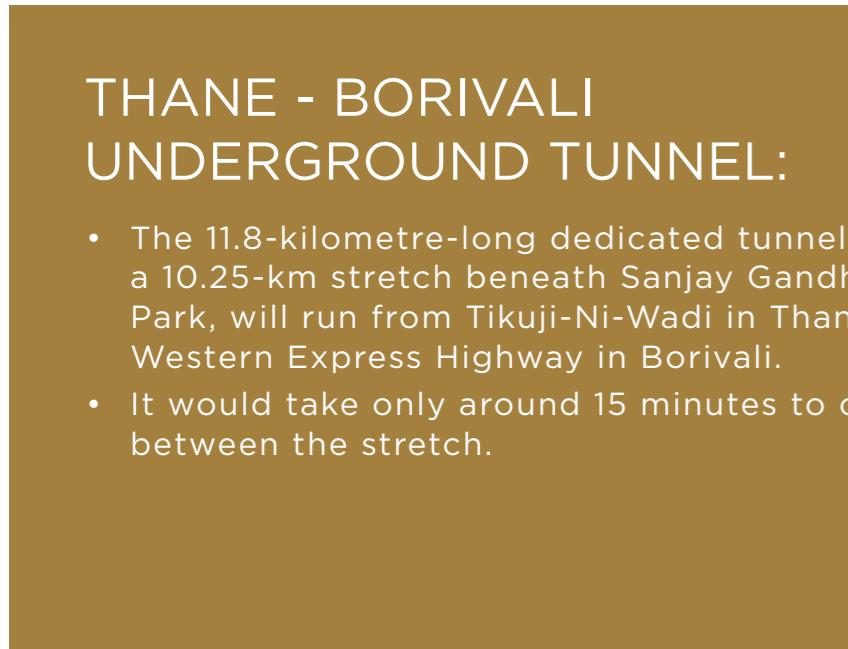
KOPRI BRIDGE WIDENING MUMBAI - THANE:

- The bridge will be widened from existing 4 Lanes to create an 8 lane bridge.
- This project on Eastern Expressway Highway connects Mumbai and Thane.
- **It is at approx. 10 km from Hiranandani Estate.**



THANE - GHODBUNDER ELEVATED CORRIDOR:

- The 4.4 km elevated road will be a major connector between NH3 and Western Express Highway NH-8.
- The stretch will be from the Fountain Hotel on WEH to the Gaimukh area in the Sanjay Gandhi National Park (SGNP).
- **It is at approx. 7 km from Hiranandani Estate.**



THANE - BORIVALI UNDERGROUND TUNNEL:

- The 11.8-kilometre-long dedicated tunnel, including a 10.25-km stretch beneath Sanjay Gandhi National Park, will run from Tikuji-Ni-Wadi in Thane to the Western Express Highway in Borivali.
- It would take only around 15 minutes to commute between the stretch.



NEW FLYOVERS FOR EASY COMMUTE:

- Commuters between Thane and Mumbai would be able to use three bridges as an alternative route to exit the city limits.
- Flyovers at LBS Marg near Castle Mill another at MG Road at Naupada and the third flyover Vandana Talkies, Thane are expected to ease the commuters' problems.



WATER WAYS:

- It will connect Thane with Vasai, Kalyan, Mumbai and Navi Mumbai.
- Will save around one hour of travel time for commuters of Thane to Mumbai, while 30 minutes for commuters of Navi Mumbai.
- **Saket, the start point on Thane end is at approx. 8 km from Hiranandani Estate.**



UPCOMING THANE COASTAL ROAD:

- Upcoming Thane Coastal Road, a 13 kilometre proposed Coastal Road from Kharegaon to Gaimukh is being built to decongest the traffic on Ghodbunder road.
- Thane Coastal Road will pass through the Coastal Regulation Zone (CRZ) and will have tunnels and underground passages to enable hassle-free commuting in this region.



Hiranandani Estate

Off Ghodbunder Road, Thane (W)

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

WIDE DREAMS, DRAWING THE EYES SKYWARD

The vision of creating better communities by introducing an unprecedented scale of living is epitomized by the innate character of the Hiranandani group.

In a world, where rapid advancements in living conditions are matched only by superior technology, quality and immaculate planning, the Hiranandani Group has efficiently delivered benchmark projects by challenging even the most firmly held limitations.

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 more than 2,000 professionals assisting the management, Hiranandani Group has grown into a valuable real estate company with a significant presence in India and abroad.



Actual image of Hiranandani Gardens, Powai.



Hiranandani Estate, Off Ghodbunder Road, Thane (W)
Call:(+91 22) 2586 6000 / 2545 8001 / 2545 8760 / 2545 8761

Corp. Off.: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076.
sales@hiranandani.net • www.hiranandani.com

Rodas Enclave, Hiranandani Estate, Thane buildings - Leona, Royce & Basilius are mortgaged with ICICI Bank Ltd.
The No Objection Certificate (NOC)/permission of the mortgagee Bank would be provided for sale of flats/units/property, if required.