

HEARTLAND OF ABUNDANCE  
& HOLISTIC LIVING



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## **KHUSHIYON KA PROMISE DELIVERED**

SPRAWLED ACROSS 5 ACRES, THE FOUR-PHASE PROJECT OF THARWANI ARIANA HAS DELIVERED HOMES ACROSS THREE PHASES IN A STIPULATED TIME TO ITS HOME OWNERS. THE PROJECT IS A TESTIMONY TO LIVING UP TO PROMISES AND PROVIDING A HOLISTIC LIFESTYLE WITH ABUNDANCE.

**500+** HAPPY FAMILIES RESIDING  
IN THE PROJECT

**40+** READY-TO-USE  
LIFESTYLE INDULGENCES

PROJECT WITH  
**OPEN SPACES &  
SCENIC VIEWS**

WELL-DEVELOPED  
**SOCIAL  
INFRASTRUCTURE**

SEAMLESS CONNECTIVITY TO  
**THANE & MUMBAI**

Representational Image



Artist's Impression

THARWANI  
**ARIANA**  
A NEW ERA...

AMBERNATH (W)



## A LANDMARK OF PROMISING BEGINNINGS

THE ALL-NEW, 16-STOREY TOWERS, MELODY & NEBULA ARE NEWER ADDITIONS IN THARWANI ARIANA. COMPRISING OF EXCLUSIVE RESIDENCES WITH SUNDECKS, THESE UPCOMING TOWERS ARE POISED TO DELIVER ITS RESIDENTS A HOST OF DELIGHTS AND PRIVILEGES.

### PROJECT HALLMARKS:

- 2 G+16-STOREYED TOWERS • 1 & 2 BED RESIDENCES WITH SUNDECKS
- 4 HIGH-SPEED ELEVATORS • WIDE FLOOR PASSAGES FOR EXCLUSIVITY
- ELEGANT LOBBY • HIGH-STREET RETAIL • RESERVED PARKING AREA



**OPTIMALLY DESIGNED  
FOR SPACIOUS LIVING**

THE ONE AND TWO BED RESIDENCES HERE, DEFY THE CONVENTIONAL NORMS.  
EXCLUSIVE SUNDECKS, SEPARATE BATHSPACES, AND OTHER PRIVILEGES  
ARE SMARTLY INTRODUCED FOR LIVING AN ELEVATED LIFESTYLE.



## ELEVATING LIFESTYLE WITH FINESSE



WELL-PLANNED LIVING SPACE WITH DINING AREA



1 BHKs WITH COMMON & MASTER BATHROOM AND SUNDECKS



2 BHKs WITH 2 SUNDECKS



MODULAR-DESIGN ORIENTED KITCHEN



VITRIFIED FLOORINGS BY EXXARO OR SIMILAR



KITCHEN SINK BY FABER OR SIMILAR



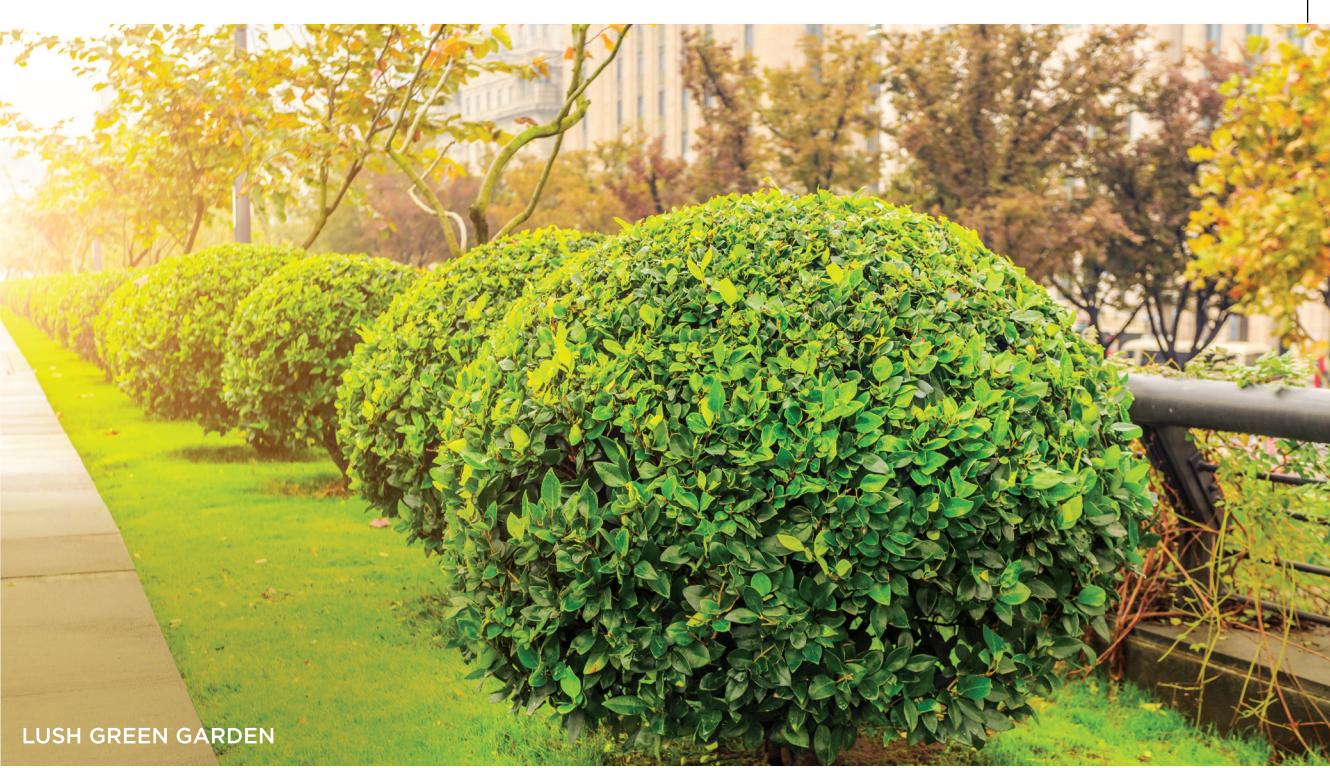
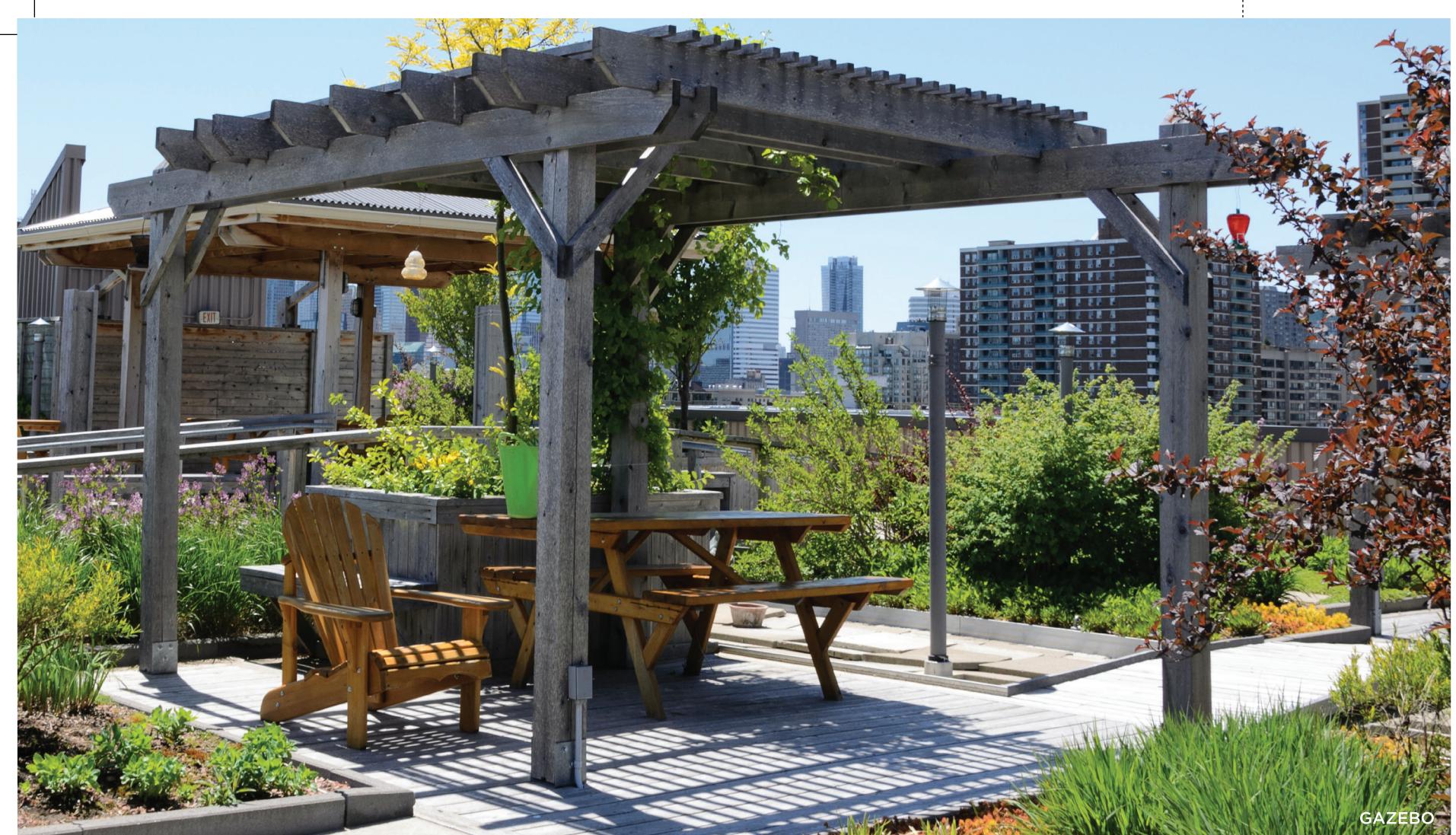
CP FITTINGS OF ALL BATHROOMS BY JAQUAR OR SIMILAR



## READY-TO-EXCITE INDULGENT EXPERIENCES

THE GRAND CLUBHOUSE AND 40+ READY-TO-INDULGE EXPERIENCES MIRROR THE PHILOSOPHY OF DELIVERING A WHOLESOME LIFESTYLE AND PUTTING LEISURE FIRST.





Actual Photographs



LAWN TENNIS COURT

Representational Images

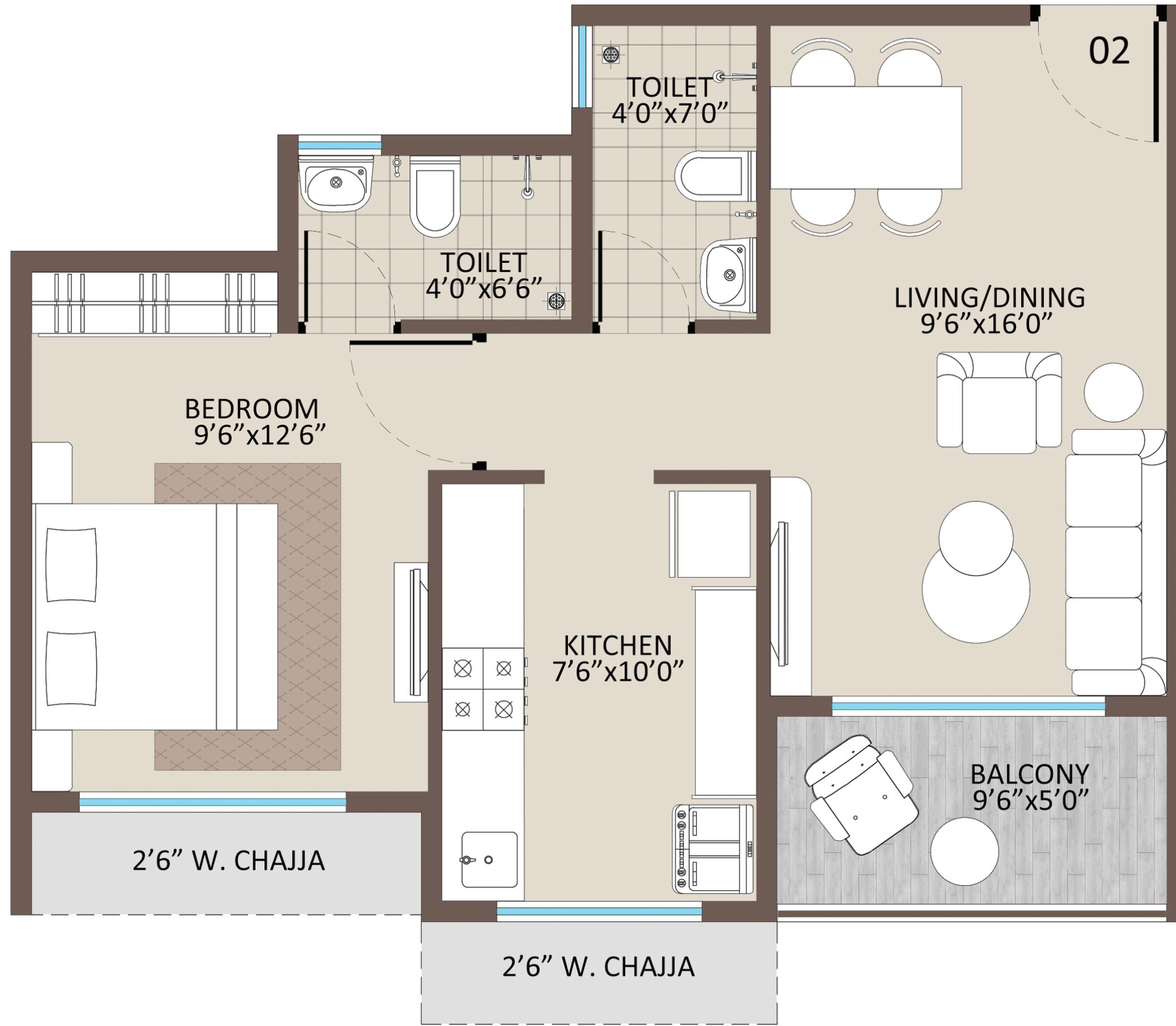


## PODIUM LEVEL INDULGENCES

BE IT A RELAXING DIP IN A POOL, AN ENERGIZING WALK,  
OR SPENDING A CALM TIME, THE EXCLUSIVITY IS DELIVERED AS PROMISED.

# 1 BHK UNIT PLAN

( MELODY & NEBULA WING ) AREA 444.23 Sq.Ft.



## 2 BHK UNIT PLAN

( MELODY WING 201-1601) AREA 606.33 Sq.Ft.



# NEBULA E2 WING

## 1<sup>ST</sup> FLOOR PLAN



ROADSIDE VIEW



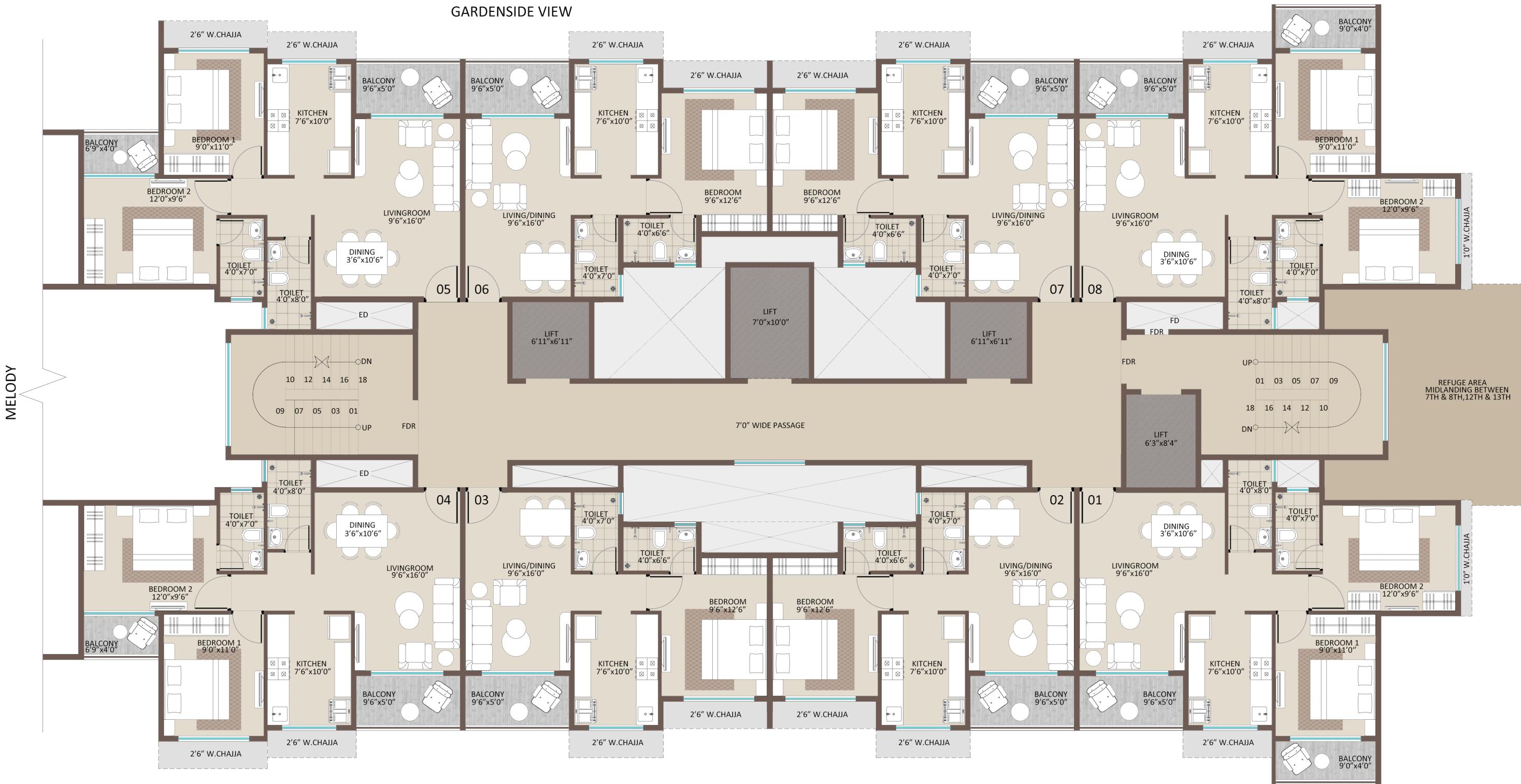
**MELODY E1 WING**  
1<sup>ST</sup> FLOOR PLAN



# NEBULA WING TYPICAL FLOOR PLAN

2<sup>ND</sup> TO 16<sup>TH</sup> FLOOR

GARDEN SIDE VIEW



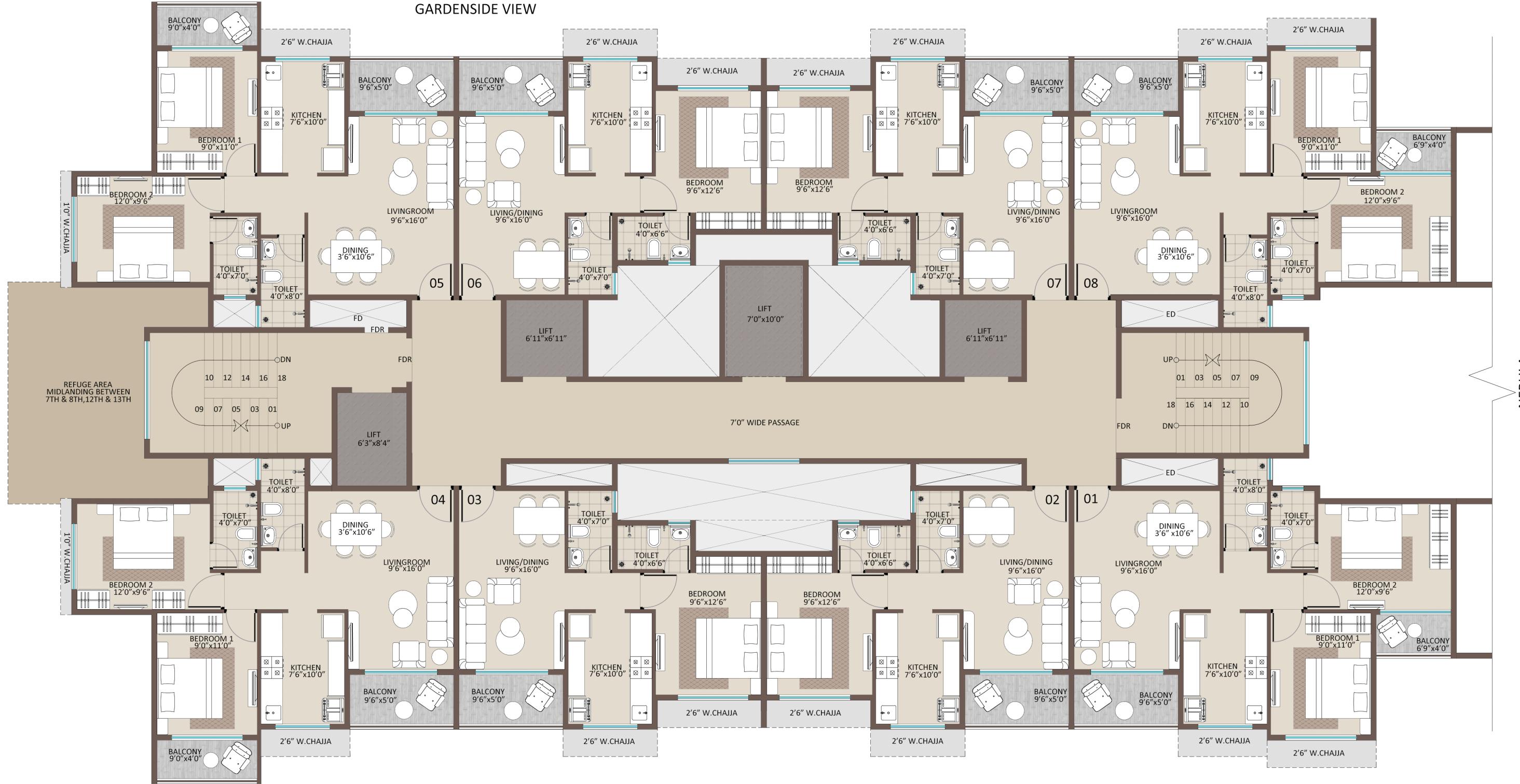
ROADSIDE VIEW



# MELODY WING TYPICAL FLOOR PLAN

2<sup>ND</sup> TO 16<sup>TH</sup> FLOOR

GARDEN SIDE VIEW



NEBULA

# AMBERNATH - A HAVEN OF AFFORDABLE HOUSING & BLOOMING NATURE

AMBERNATH IS EMERGING AS A CENTER OF EXCEPTIONAL RESIDENTIAL PROJECTS, INFRASTRUCTURAL DEVELOPMENT AND EVOLVING CONNECTIVITY. IT IS ONE OF THE MMR'S RAPIDLY GROWING DESTINATIONS OF PROMISING LIFESTYLE AND GROWTH OPPORTUNITIES.

## WHAT MAKES AMBERNATH AN IDEAL DESTINATION?

- A LOCATION OF NEW-AGE DEVELOPMENT & TRANQUIL ENVIRONMENT
- EVOLVING REAL ESTATE MARKET AND COMMERCIAL DEVELOPMENT
- BETTER AIR QUALITY Owing TO LESSER DEFORESTATION
- LUSH GREEN SURROUNDINGS, SCENIC VIEWS AND PLEASANT TEMPERATURES ALL YEAR ROUND
- GOOD CONNECTIVITY TO THANE AND MUMBAI VIA EXCELLENT RAIL AND ROAD NETWORK
- DEVELOPMENT OF A 4-LANE CORRIDOR ON THE VASIND-AMBERNATH SECTION OF MUMBAI NASHIK HIGHWAY
- PREFERRED CHOICE OF COMPANIES TO SET UP THEIR MANUFACTURING AND INDUSTRIAL UNITS
- PRESENCE OF WELL-RECOGNIZED HOSPITALS, EDUCATIONAL & FINANCIAL INSTITUTIONS.





## A PERFECT LOCATION WHERE NATURE & FUTURE THRIVES

LOCATED AT AMBERNATH, THARWANI ARIANA ENJOYS SEAMLESS CONNECTIVITY TO THANE & MUMBAI AND TO THE WEEKEND GETAWAYS. BEING AN EMERGING TOWN, THIS LOCATION HAS GAINED A SIGNIFICANT RESPONSE FROM HOME BUYERS AND REALTY DEVELOPERS.



### CONNECTIVITY

- STATE HIGHWAY - 1 MIN • AMBERNATH RLY. STN. - 12 MINS
- BADLAPUR RLY. STN. - 6 MINS



### EDUCATIONAL INSTITUTES

- SUNRISE INTERNATIONAL SCHOOL - 2 MINS • ST. JOHN BOSCO HIGH SCHOOL - 4 MINS
- RYAN INTERNATIONAL SCHOOL - 7 MINS



- B.A.TALREJA COLLEGE - 2 MINS • SICES COLLEGE- 5 MINS



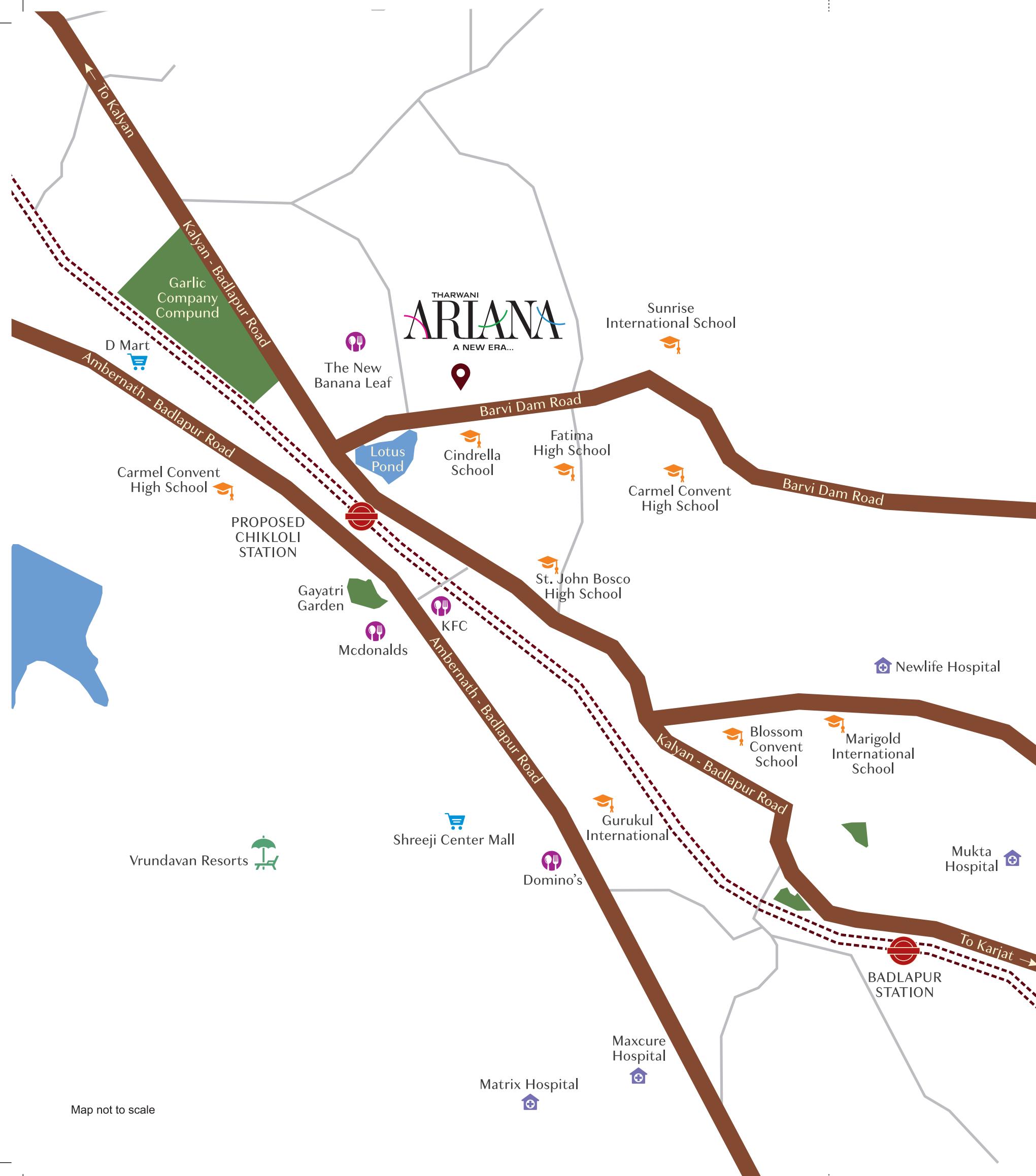
- VIJAY MULTI-SPECIALTY HOSPITAL - 10 MINS • GAUTAM HOSPITAL - 15 MINS
- AMBERCARE HOSPITAL - 7 MINS



- SUNSET POINT - 20 MINS • BARVI DAM BIRD WATCHING POINT - 30 MINS
- RIVER DECK COTTAGES - 25 MINS • BHAGIRATH WATERFALLS - 40 MINS



- SUDAMA DINING - 10 MINS • CAFÉ FRONT YARD - 15 MINS
- CAFÉ FOOD VILLA - 17 MINS





OVER THE LAST COUPLE OF DECADES, THARWANI REALTY 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 REALTY 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.

**500 MILLION+**  
SQ.FT. DEVELOPED

**25+**  
YEARS OLD LEGACY

**35+**  
PROJECTS COMPLETED

**3000+**  
HAPPY FAMILIES

#### WINNER OF 3 PRESTIGIOUS AWARDS:



TIMES REAL ESTATE CONCLAVE & AWARDS 2023



MOST INNOVATIVE BRAND COMMUNICATOR WINNER IN 2022



CIA WORLD CONSTRUCTION & INFRA AWARDS 2019



Representational Image