

COURTYARD: THANE'S ONE-OF-A-KIND LUXURY RESIDENTIAL DEVELOPMENT

Instituted by the pioneers of the realty industry: Narang Realty and The Wadhwa Group's gated community project quintessentially promotes modern comforts amidst luxury living at Pokhran Road-2 in Thane



Image of Project



Actual Image of Show Flats



Actual Image of bedroom

At Courtyard, one gets a premier residential address in a prestigious gated community at Pokhran Road-2, Thane (W). This integrated development has been designed keeping residents of all age groups in mind, specially the amenities, entertainment and ease of access. With expansive greens and mesmerizing views of the Yeoor Hills, these homes are blessed with luxury, class and superior design. It is the new landmark for freedom, space and elegance. The project is a 7-acre development with over 75% open area and 4 acres of central green with amenities laid out for all age groups. Four towers have received OC and that too 6 months ahead of promised delivery timelines, a wonderfully surprising feat in today's markets. Additionally, there is a 2-acre community park designed by WAHO Landscape Architects, New Zealand, next door, built by Courtyard as a CSR activity for the community.

Courtyard is in close proximity to malls like Viviana and Korum, Movie Multiplexes like Cinepolis and Inox. Top rated schools like Sulochanadevi Singhania School and Vasant Vihar

ROZANNE BY COURTYARD: CREATE YOUR OWN SIGNATURE SPACE

The recently-launched premium tower at Courtyard offers a collection of the best 3BHK homes. For the first time in Thane, Rozanne by Courtyard allows you to completely personalize your home by selecting from a bouquet of fixtures and materials. Choose from a selection of some of the finest Turkish and Italian marble flooring or premium wooden flooring options from Swedish origin brand, Pergo. Apart from Hager's premium range of switch plate finishes, a variety of glistening granite counter tops for the kitchen are also available. The wide variety of such permutations and combinations in terms of design and excellence to create a bespoke home truly highlight your distinct individuality.

MahaRERA No.: Rozanne: P51700006312

visit MahaRERA website [https:// maharera.mahaonline.gov.in/](https://maharera.mahaonline.gov.in/) for project details

School are at walking distance from the property. State of the art medical facilities are available at two neighbourhood hospitals - Bethany Hospital and Jupiter Hospital. Due to easy access to Eastern Express Highway, travel time to business hubs of Bandra-Kurla Complex (BKC), Powai, Thane IT Parks and South Mumbai is short. Work on Mumbai - Thane metro is in full swing and Courtyard will be at walking distance from two of the proposed metro stations of Majiwada and Kapurbavdi.

Courtyard offers 2BHKs and 3BHKs in various configurations and price points. Pricing for limited inventory and time period starts from Rs 1.21 crore onwards, all inclusive. With Occupational Certificate in hand, GST savings can range anything between 5 to 12%.

24,000 sq ft clubhouse: The state-of-the-art with ready amenities include: banquet with an attached outdoor party lawn, creche, 2 squash courts, games room, Dolby Atmos 42-seater theater, gymnasium, multipurpose court on the roof, a café, a grand entrance lobby and more. Coach Crew has been roped in to start beginner, intermediate and professional level training for many of the sports facilities in-house for the residents. Coaches include national level athletes.

For details, contact: 022-6245 6523 or visit www.courtyard-thane.com



Actual Image of Gymnasium



Actual Image of Club House



Actual Image of Games Room



Actual Image of Squash Court

AWARDS & ACCOLADES

Courtyard is one of the most awarded projects in the locality. It has achieved five prestigious awards till date:

- Times Realty Icons - Iconic Luxury Homes
- Zee Business - Luxury Project of the Year
- ET Now - Most Admired Upcoming Project
- Mid-Day Hot Property - Luxury Project of the Year
- DNA - Real Estate Awards - Best Residential Luxury Project of the Year

PROJECT HIGHLIGHTS AT A GLANCE

- 7 acres – freehold land parcel
- 75% open spaces – low density project – luxury gated community
- Pokhran Road 2 – Best residential neighbourhood in Thane
- Proximity to Yeoor hills and at a walking distance from Upvan lake
- Apartments designed to maximise natural sunlight and cross ventilation
- 2 BHK sizes – 542, 719, 798, 838 sq ft.
- 3BHK sizes - 1,171, 1,268, 1,319 and 1,330 sq ft
- OC received for 4 towers – residents have started moving in. Since OC is received, NO GST is applicable
- Construction completed and apartments handed over before promised timelines. In today's day and age where there is uncertainty in the market – this is a major feat.



Actual Image of Creche



Actual Image of Community Park

FROM THE PIONEERS OF THE REALTY INDUSTRY

Narang Realty

Creators of award-winning projects like Windsor, Windsor Grande Residences, Windsor Corporate Park, Garden Estate to name a few, Narang Realty is a name synonymous with excellence in construction.

Narang Realty is a promoter driven company with over 30 successful years of experience and an unmatched legacy in the business.

Having completed over 3.3 million sq. ft. of residential and commercial developments, the group is on its way to creating many more landmarks of a bright future.

The Narang brand is synonymous with quality, value, transparency and excellence in design and construction practices.

The Wadhwa Group

The Wadhwa Group carries a rich legacy of over half a century built on the trust and belief of our customers and stakeholders. The group is one of Mumbai's leading real estate companies and is currently developing residential, commercial and township projects spread across approximately 4.21 million sq.m Developed, ongoing & future (45 million square feet). Timely completion of projects coupled with strong planning and design innovation gives the group an edge over its competitors. As an organization, the group is also known for its employee-friendly and professional working environment. Today, the group's clientele comprises of over 20,000 satisfied customers and over 100 MNC corporate tenants.