



ARTIST'S IMPRESSION

The premium address of luxury and lifestyle

Courtyard, an unparalleled world of luxury living at Pokhran Road-2 in Thane. 'Live free', their tagline truly resonates with the lifestyle that the developers, Narang Realty and The Wadhwa Group have envisioned for this gated community

The last couple of years has seen some organised development along the central artery of the city and Thane has been a hotbed of this development. From being a distant suburb to slowly becoming everything that life in Mumbai always promised to be but never truly achieved—a central location, but amidst a serene atmosphere. A personal space surrounded by greenery, yet enjoys excellent connectivity to all parts of the city. And here lies Courtyard, a gated community of apartments offering spectacular views in the lap of luxury. Courtyard has it all.

AN ACCOMPLISHED LIFESTYLE
Courtyard offers its residents the best of both worlds. A state-of-the-art lifestyle, along with the finest luxuries and an unrivalled location, that is well-connected to the roots of the city. Pokhran Road 2 is arguably one of the poshest localities in Thane. The 7 towers in a 7-acre development offer spectacular views of the enchanting Yeoor Hills, which are part of the biggest national park with a city confines, the Sanjay Gandhi National Park. The premium apartments in the configurations of 2 and 3 BHK at Courtyard are more than just a home – they are a whole new haven. The residential towers have been thoughtfully designed with only 4 apartments on every floor providing for privacy while at



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the same time affording the residents the opportunity to socialise with like-minded neighbours. In fact, Ivy and Florence, the 2BHK and 3BHK 29 storey towers will be receiving OC soon.

AN EXQUISITE LIVING EXPERIENCE
Understated, global luxury is the essence of every apartment in Courtyard. Every apartment facilitates flexibility and space for young couples and large families alike. Each home at Courtyard is fitted with imported marble flooring, system designed windows and international fixtures, just to list a few. Every apartment will draw light from outside into their open living areas. Expansive system designed windows with glass railings on the decks will transform the city outside into a visual feast like no other.

ONE FOR THE COMMUNITY
As a CSR initiative undertaken by the developers, a 2-acre lush, natural world comprising of over 350-plus trees has been designed by New Zealand-based WAHO design chief architect, Brendon

Chamberlain. This park is open to the community around. It comprises of a 1-km walking and jogging track, open-air gymnasium, kid's play area and has become a huge hit among the residents of Thane.

A LEISURELY OUTDOOR LIFESTYLE
With over 75% open area, Courtyard has a 4-acre central green which comprises of outdoor and indoor facilities. Outdoor amenities such as 400 m walking and jogging path, 4 swimming pools – adults pool, Jacuzzi, kids pool, resistance and training pool, kid's play area, interactive water fountain, football turf, yoga and meditation zone, reflexology path, amphitheatre, to name a few. Located within the 4 acres is the clubhouse which is 10,000 sq ft with state-of-the-art amenities – 2 squash courts, banquet hall, coffee shop, games room with VR games, a well-equipped gymnasium, 40-seater theater, multipurpose-court. It would offer a complete lifestyle living experience to address the needs of every age group.

TECHNICAL EXPERTISE
The apartments have been planned with utmost care to ensure cross-ventilation and natural light giving the true sense of spaciousness. The state-of-the-art Mivan technology and design elements have been seamlessly infused along with core principles of vastu in this project. The result is that while on the one hand this is a structure designed around the innovative ideas, on the other this is an edifice built on the tenets of traditional values that revolve around being with nature.

While collaborating with the best in the world, Courtyard has been designed to raise the bar of structural excellence.

THE POWER OF TWO
Added to the location advantage, the attractiveness of Courtyard is enhanced by the fact that it is being developed as a joint venture between Narang Realty and The Wadhwa Group who are renowned for their quality construction and flawless design, not to mention the thoughtful amenities that cater to every homeowner's requirement no



ACTUAL SHOW FLAT IMAGE



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matter what stage they are in their life. Narang Realty has been creating landmark projects in Thane since over 25 years. The first project was Garden Estate at Glady Alwars Road which comprises of 11 buildings and 14 row-houses, followed by the award winning Garden Enclave in Vasant Vihar comprising of 8 buildings and is now developing Courtyard with The Wadhwa Group at Pokhran Road 2. Narang Realty is a family-owned company with generations deeply and firmly rooted in leadership, integrity and trust. The company is synonymous for their expertise in the business; right from site selection, land planning to designing and building of residential and commercial complexes. Working towards the goal of transforming the skyline of Mumbai, the organisation's backbone is quality infrastructure. The group as a whole has constructed over 3.3 million sq. ft. of residential and commercial spaces. With over 1,100 satisfied customers, 150 employees and many projects at various stages of development, Narang Realty is poised to become one of Mumbai's leading real estate players. On the other hand, The Wadhwa Group carries a rich legacy of over half

a century, built on trust and belief of its customers and stakeholders. The group is one of Mumbai's leading real estate players and is currently developing residential, commercial and township projects spread across approximately 1.4 million sq. m. Timely completion of projects coupled with strong planning and design innovation gives the group an edge over its competitors. Every space is thoughtfully designed to connect with nature, laying a strong emphasis on the elements of light, height and air. Today, the group clientele comprises of over 20,000 satisfied customers and over 100-plus MNC corporate. Over the years, The Wadhwa Group has received many awards and recognition for their contribution in real estate sector in both residential as well as the commercial category.

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