



YOUR
PRIVATE OASIS
AWAITS



NARANG
PRIVADO



TURN OFF
THE BUSTLING
AVENUE
IN THE HEART
OF THE CITY.




AND
ENTER YOUR
OWN PRIVATE
PARADISE.

PRESENTING
NARANG PRIVADO.
7 ACRES OF
LUXURY LIVING,
JUST OFF
POKHRAN ROAD - 1.





A tree-lined pathway winds through this lush, forest-themed podium.

An aerial view of a modern residential complex. In the foreground, a large, well-maintained lawn is bordered by a paved walkway. To the left, a two-story clubhouse with large glass windows is visible, showing an interior with tables and chairs. The complex is surrounded by lush greenery, including palm trees and various shrubs. In the background, a dense urban landscape with high-rise buildings and a mountain range under a clear blue sky are visible.

Narang Privado is not just a home; it's the perfect balance of city life and tranquility. A 7-acre residential oasis, hidden in the middle of the city.

Expansive lawns connect residential towers to the clubhouse.



The sound of lilted water relaxes poolside visitors.

Winding walkways fringed with lush trees. Private corners where you can reconnect with yourself. Plenty of fresh air, light and space to find inspiration every day. It's an environment that restores delights and energises.



“When you actually come in, you don’t feel like you’re going into a residential project, you feel like you’re going into a resort.”

- **Kiran Kapadia** | Principal Architect, Kapadia & Associates



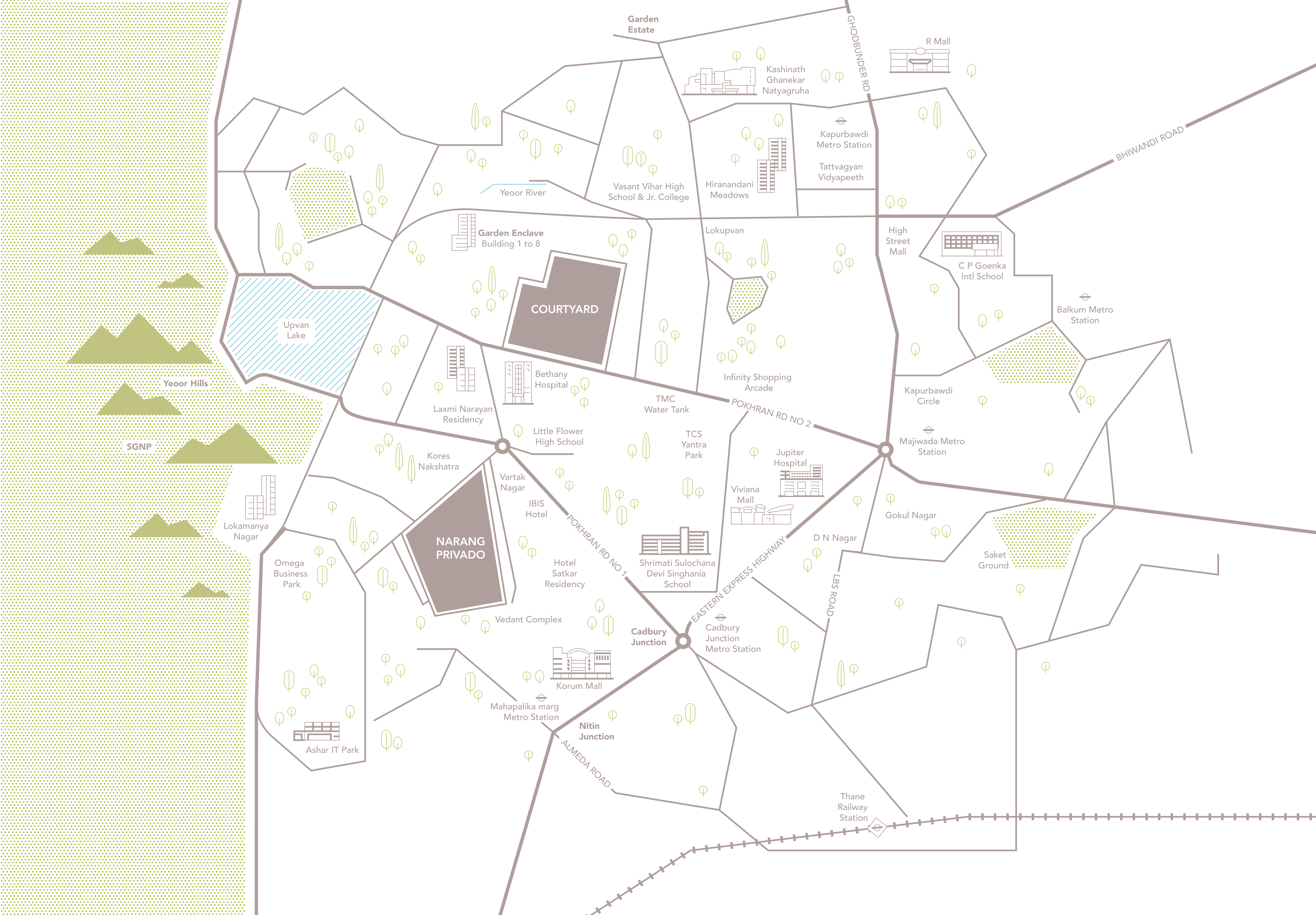


THE BEST OF NATURE AND URBAN LIVING: ALL WITHIN EASY ACCESS.

Narang Privado is located where the city meets the great outdoors, just off Pokhran Road - 1: the centre of life in Thane West.

Here you will find the best of shopping, dining and important business hubs. Korum and Viviana Malls are just round the corner. As is the greenery of the Yeoor Hills, contiguous with the vast Sanjay Gandhi National Park - one of the world's largest urban forests.

The proximity to Thane Railway Station and the upcoming metro stations, makes travel to other parts of the city a breeze.



Garden Estate

GHODBUNDER RD

BHIWANDI ROAD

R Mall

Kashinath Ghanekar Natyagraha

Kapurbawdi Metro Station

Tattvagyan Vidyapeeth

Yeor River

Vasant Vihar High School & Jr. College

Hiranandani Meadows

Garden Enclave Building 1 to 8

COURTYARD

Lokupvan

High Street Mall

C P Goenka Intl School

Balkum Metro Station

Upvan Lake

Yeor Hills

SGNP

Laxmi Narayan Residency

Bethany Hospital

TMC Water Tank

Infinity Shopping Arcade

Kapurbawdi Circle

Majiwada Metro Station

POKHRAN RD NO 2

Little Flower High School

TCS Yantra Park

Jupiter Hospital

Kores Nakshatra

Vartak Nagar

IBIS Hotel

Viviana Mall

Gokul Nagar

Lokamanya Nagar

Omega Business Park

NARANG PRIVADO

Hotel Satkar Residency

Shrimati Sulochana Devi Singhania School

EASTERN EXPRESS HIGHWAY

D N Nagar

Saket Ground

POKHRAN RD NO 1

Vedant Complex

Cadbury Junction

Cadbury Junction Metro Station

LBS ROAD

Korum Mall

Mahapalika marg Metro Station

Nitin Junction

Ashar IT Park

ALMEDA ROAD

Thane Railway Station

SITE PLAN



1. Arrival Sculpture
2. Tower Drop-off Lobby
3. Seating Nook
4. Arrival Courtyard
5. Vertical Garden
6. Tea Pavilion
7. Forest Walk

8. Walking Track
9. Garden Pavilion
10. Outdoor Gym
11. Beach Volleyball Court
12. Party Terrace
13. Relaxation Lounge
14. Rock Climbing Wall

15. Play Lounge
16. Multi-purpose Lawn
17. Kids Play Village
18. Family Pavilion
19. Lap Pool
20. Kids Pool
21. Jacuzzi

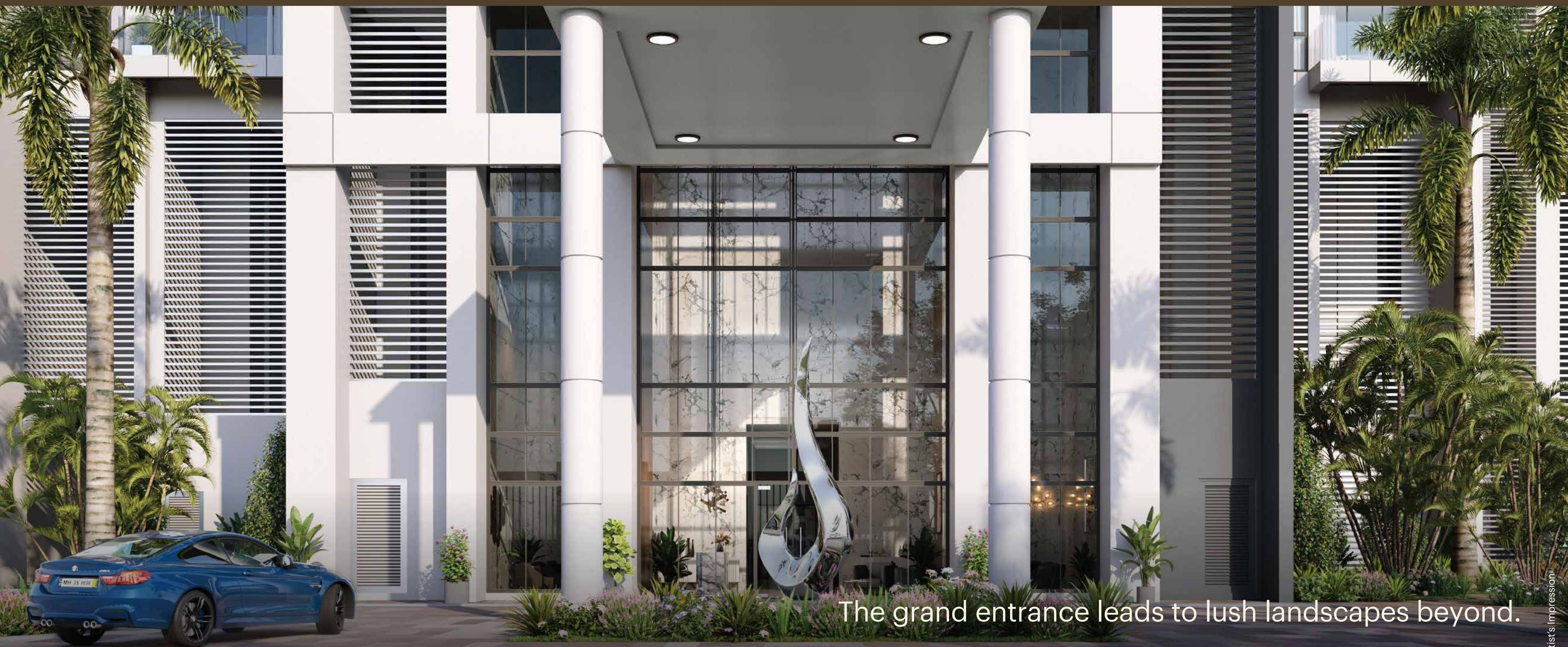
22. Water Wall
23. Pool Deck
24. Pool Cabanas
25. Alfresco Dining
26. Viewing Deck
27. Children's Play Area
28. Yoga Pavilion

29. Dining Pavilion
30. Toddler's Play Pod
31. Pet's Corner
32. Padel Court



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DESIGNED LIKE A RESORT.
TO TRANSPORT
YOU TO ANOTHER WORLD.



The grand entrance leads to lush landscapes beyond.




The lobby sets the tone for a fine living experience.

Your car drops you at the grand entrance. A vast, triple-height lobby connects seamlessly into a private world of outdoor pavilions with dining spaces, work lounges, and winding pathways that lead through forested greens.

Narang Privado features an upper podium with sprawling lawns, 2 grand clubhouses and multiple, interconnected outdoor pavilions. The lower podium is a private oasis with interconnected pools. A bridge cantilevers over the water to access private cabanas and a soothing waterwall.

Narang Privado is truly like living at one of the world's finest resorts.





“We created a series of outdoor connected spaces. When people move through it, they’re constantly surprised by little details.”

- **Sherman Stave** | Landscape architect, STXLA

THE CITY'S
BEST AMENITIES.

YOUR PRIVATE
RETREAT AT HOME.





Lounge by the poolside?
Or sit at the café? The choice is yours.

Narang Privado's gardens lead into the heart of the community: the clubhouses.

Spread over 33,000 sq. ft., they feature a massive, double-heighted Arena that can be used for everything from concerts and children's performances, to community activities. The Banquet Room is spread over 2 levels with an additional outdoor lounge area. The café leads out onto the poolside, with its cantilevered bridge and private cabanas.

The clubhouses are the perfect place to unwind, on par with the world's best resorts.



"We're catering to people who are discerning, travelled, and demand design with style and elegance."

- Sharookh Mehta | Interior Architect, MeDeSa



KEY AMENITIES

Vehicle free, 2-acre central green

Grand 33,000 sq.ft. clubhouse with:

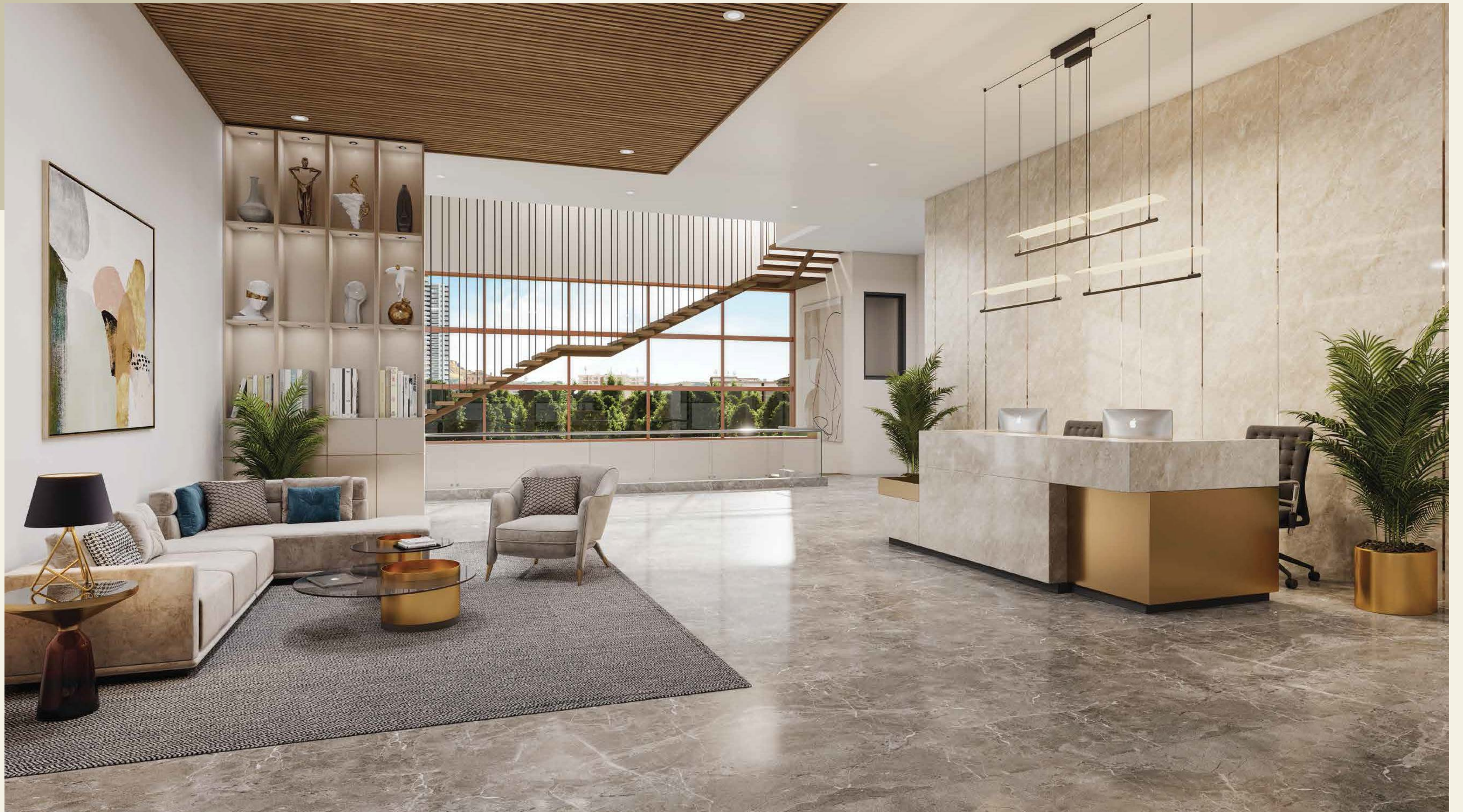
- Separate banquet clubhouse
- Squash court
- Well-equipped gymnasium
- Arena
- Crèche
- Indoor games room
- Multi-purpose court

Key outdoor amenities

- Swimming pools which includes a lap pool, kids pool and jacuzzi
- Children's play area
- Beach volleyball court
- Padel court
- Rock climbing wall
- Walking and jogging path
- Outdoor gym
- Pets park



GRAND
CLUB LOBBY



POOLSIDE CAFÉ



LANDSCAPED POOL DECK



BANQUET HALL
FOR OCCASIONS



YOGA STUDIO
OVERLOOKING
GREENS



MULTI-PURPOSE INDOOR COURT



BEACH
VOLLEYBALL
COURT



CRÈCHE





GENEROUSLY-SIZED RESIDENCES WITH IMMACULATE FINISHES.

Narang Realty is known for building spacious, airy and larger than comparable residences, and Narang Privado is no different. Designed to maximise natural sunlight and cross-ventilation, these grand 2, 3 and 4 BHK residences feature nearly 5-foot wide decks, imported marble flooring, and many other thoughtful features that make living here a pleasure.

No detail is too small to be overlooked.
You will appreciate the difference the moment
you walk in.

CROSS VENTILATED
LIVING AND
DINING ROOM



3BHK Luxury
Living and
Dining Room

MASTER BEDROOM
WITH WALK-IN
WARDROBE



3BHK Luxury
Master Bedroom

EXTRA-LARGE WINDOWS



3BHK Luxury
Bedroom 1

MODERN,
DESIGNER KITCHEN



3BHK Luxury
Kitchen

LUXURIOUS BATHROOMS



3BHK Luxury
Master Bathroom

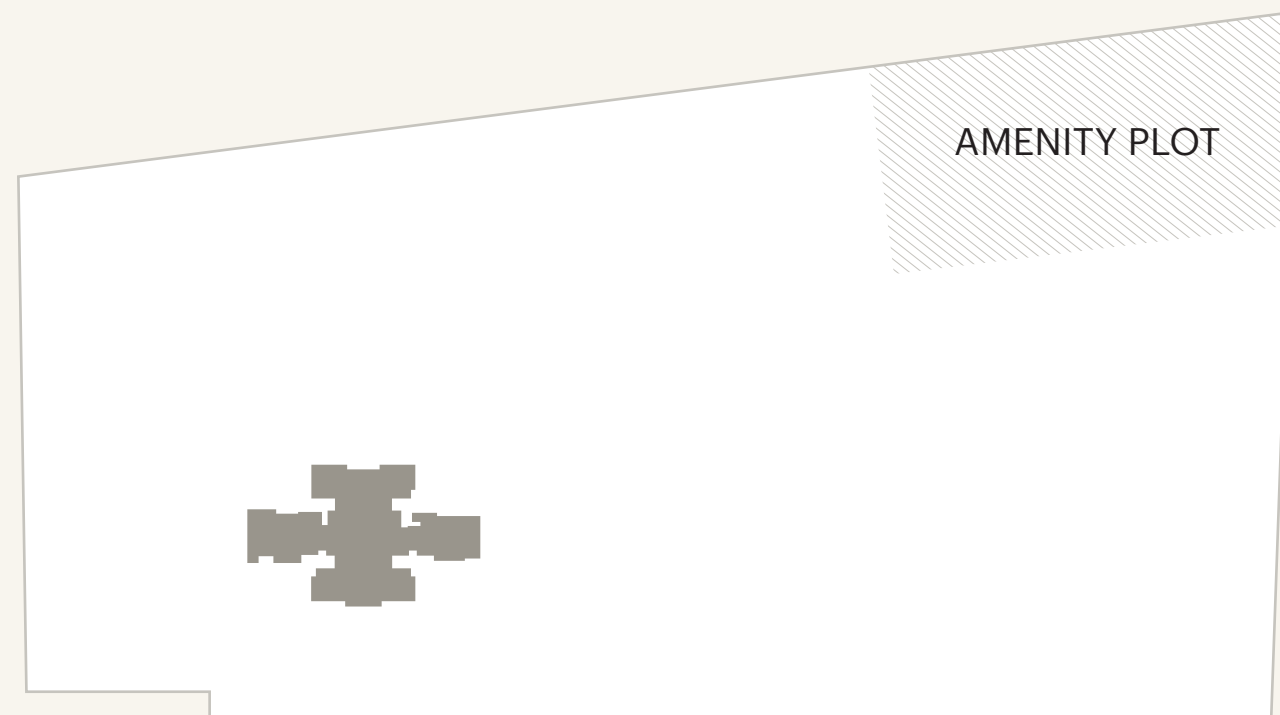
FLOOR PLANS





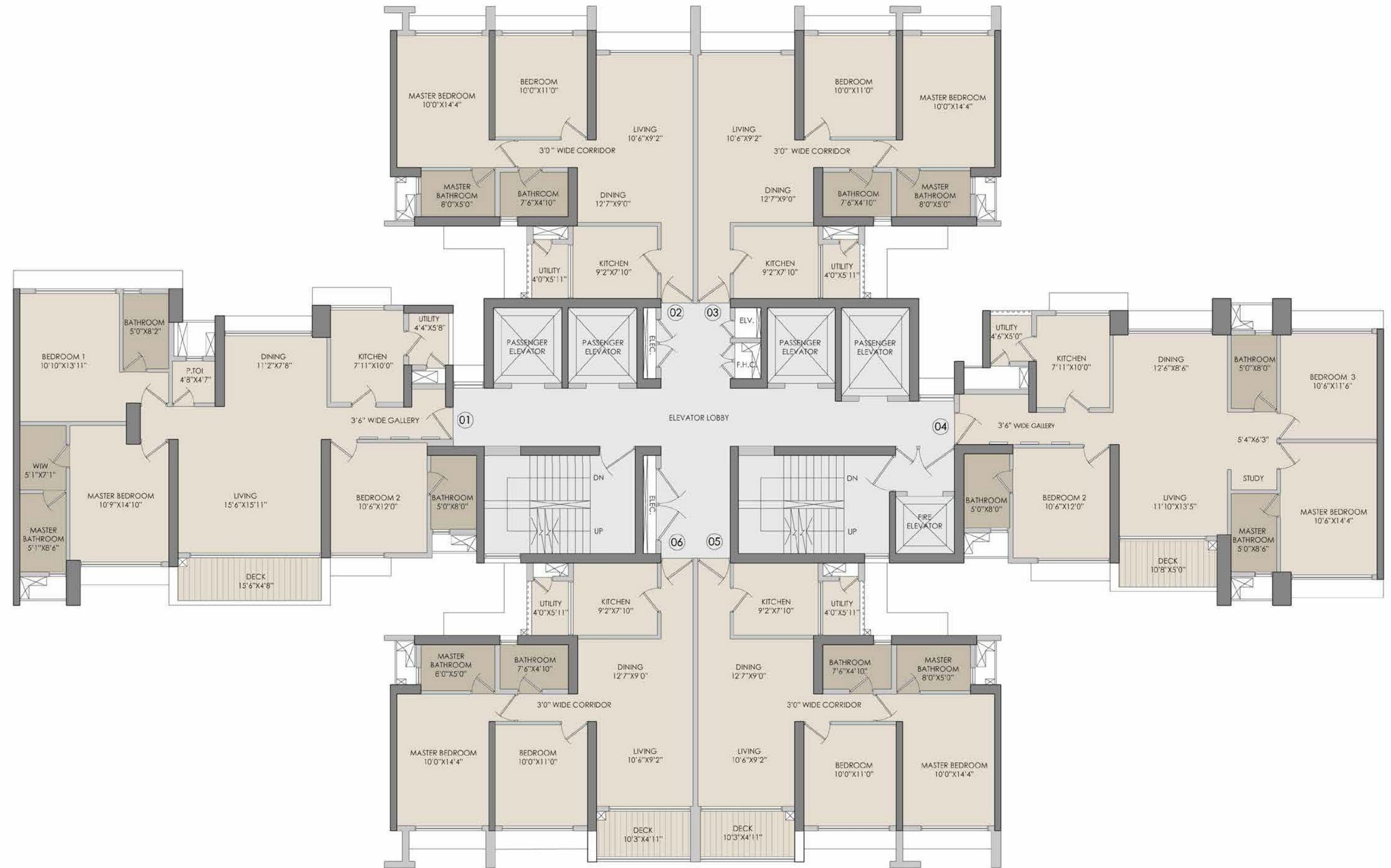
NARANG PRIVADO

TOWER B TYPICAL FLOOR PLAN



Unit No.	Typology	RERA Carpet Area	Deck Area	Total Area
01	3BHK Luxury	1223 sq.ft.	72 sq.ft.	1295 sq.ft.
02	2BHK Regal	737 sq.ft.	—	737 sq.ft.
03	2BHK Regal	737 sq.ft.	—	737 sq.ft.
04	3BHK Regal	1075 sq.ft.	53 sq.ft.	1128 sq.ft.
05	2BHK Luxury	749 sq.ft.	53 sq.ft.	800 sq.ft.
06	2BHK Luxury	749 sq.ft.	51 sq.ft.	800 sq.ft.

CENTRAL GREEN FACING



CITY FACING



MahaRERA Registration No. Narang Privado-B: P51700050065

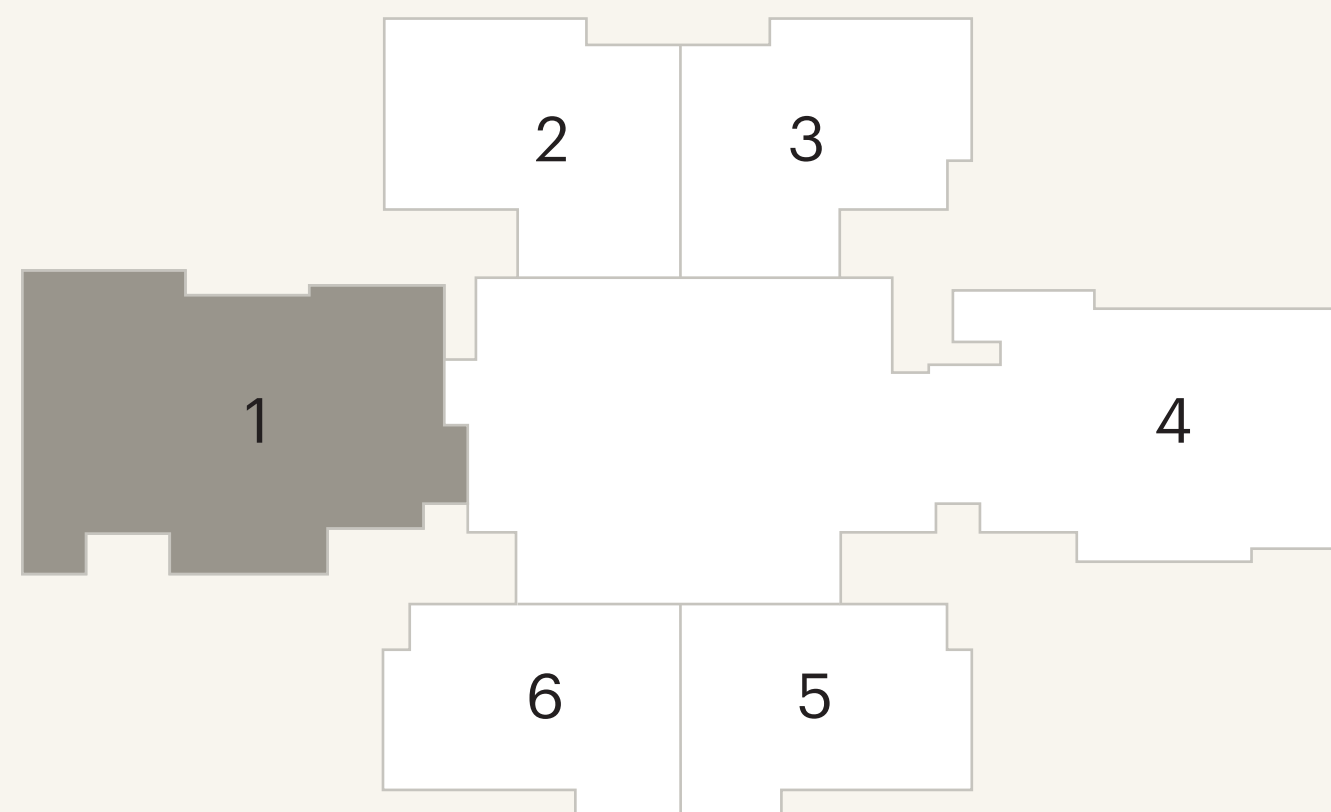
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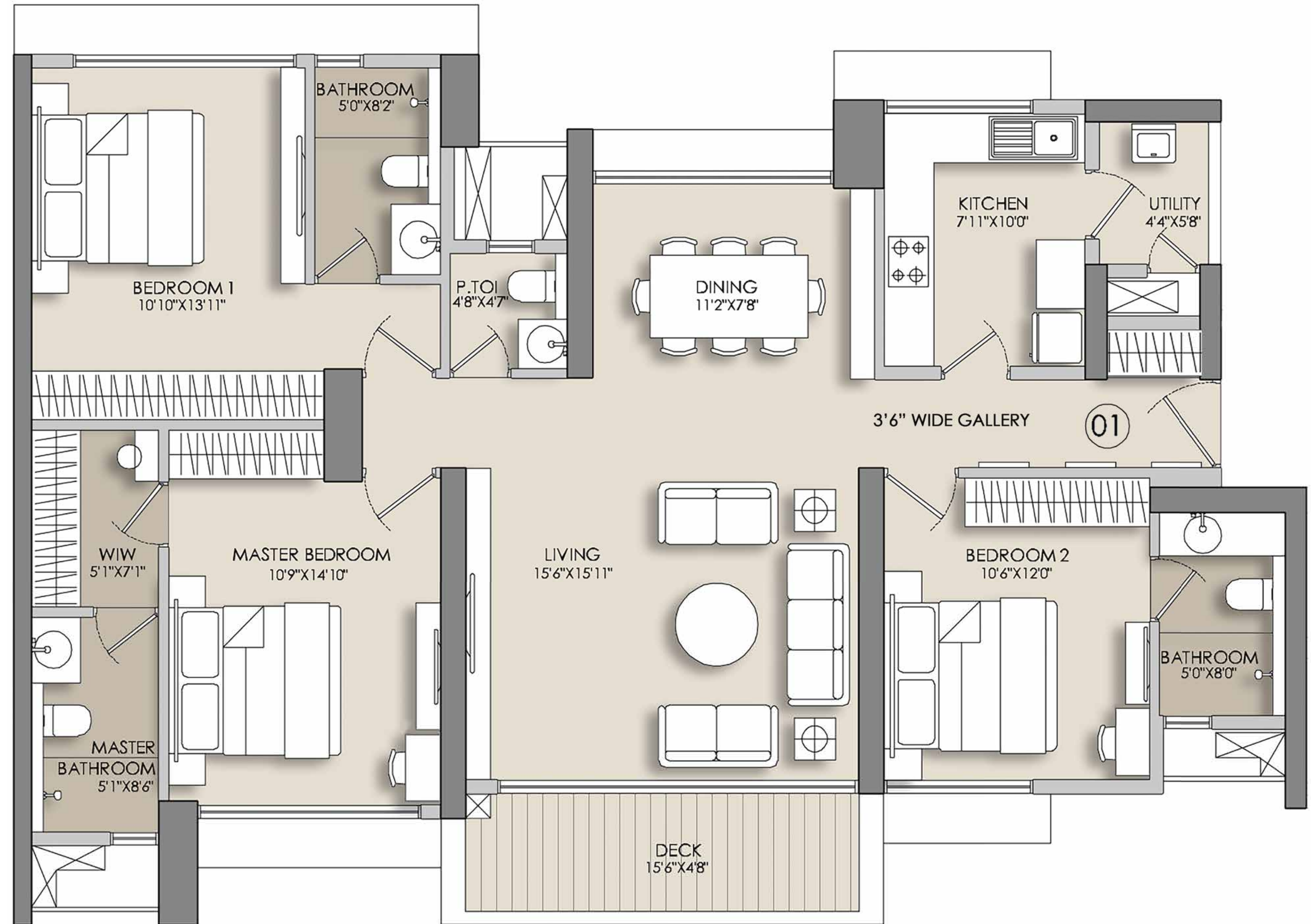
NARANG PRIVADO

TOWER B UNIT 01 | 3BHK LUXURY



RERA Carpet Area	Deck Area	Total Area
1223 sq.ft.	72 sq.ft.	1295 sq.ft.

CENTRAL GREEN FACING



CITY FACING

MahaRERA Registration No. Narang Privado-B: P51700050065



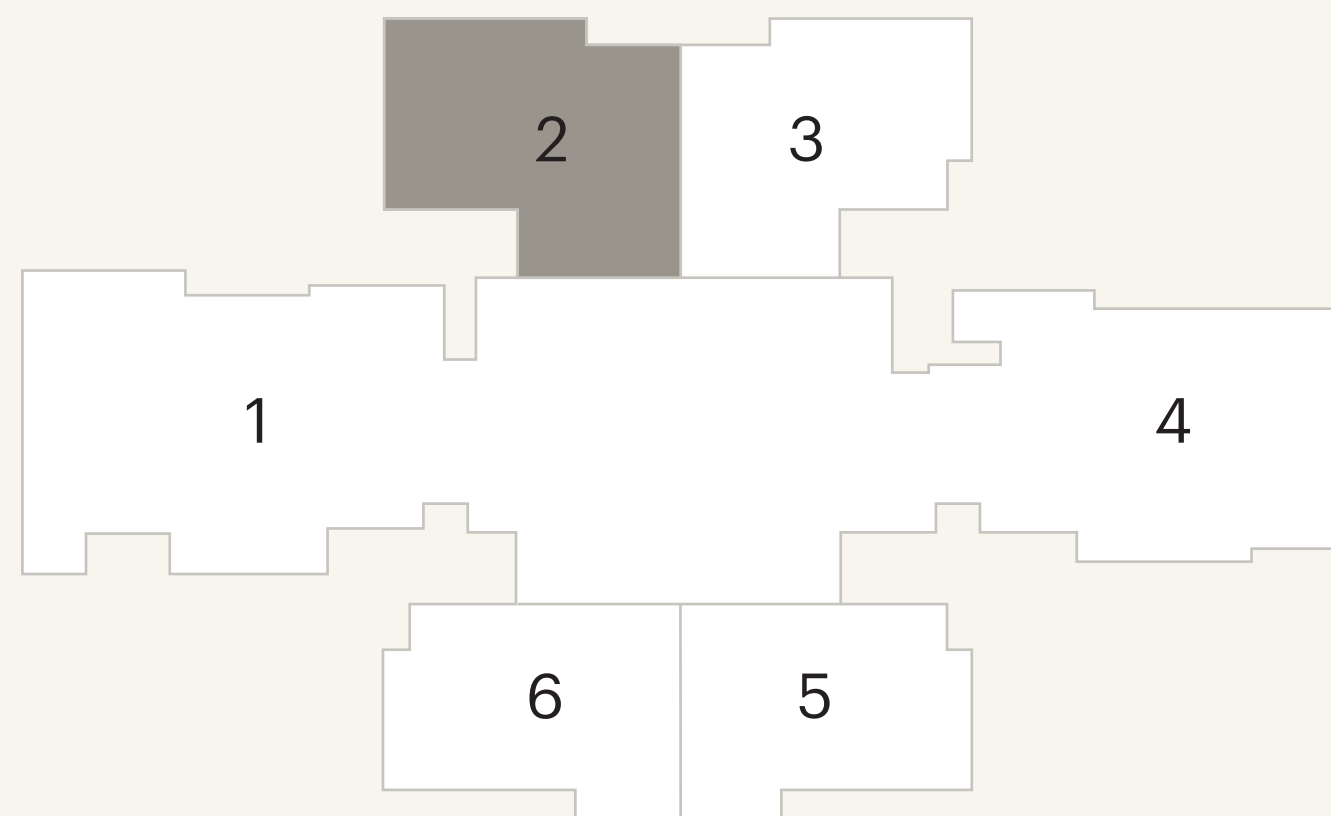
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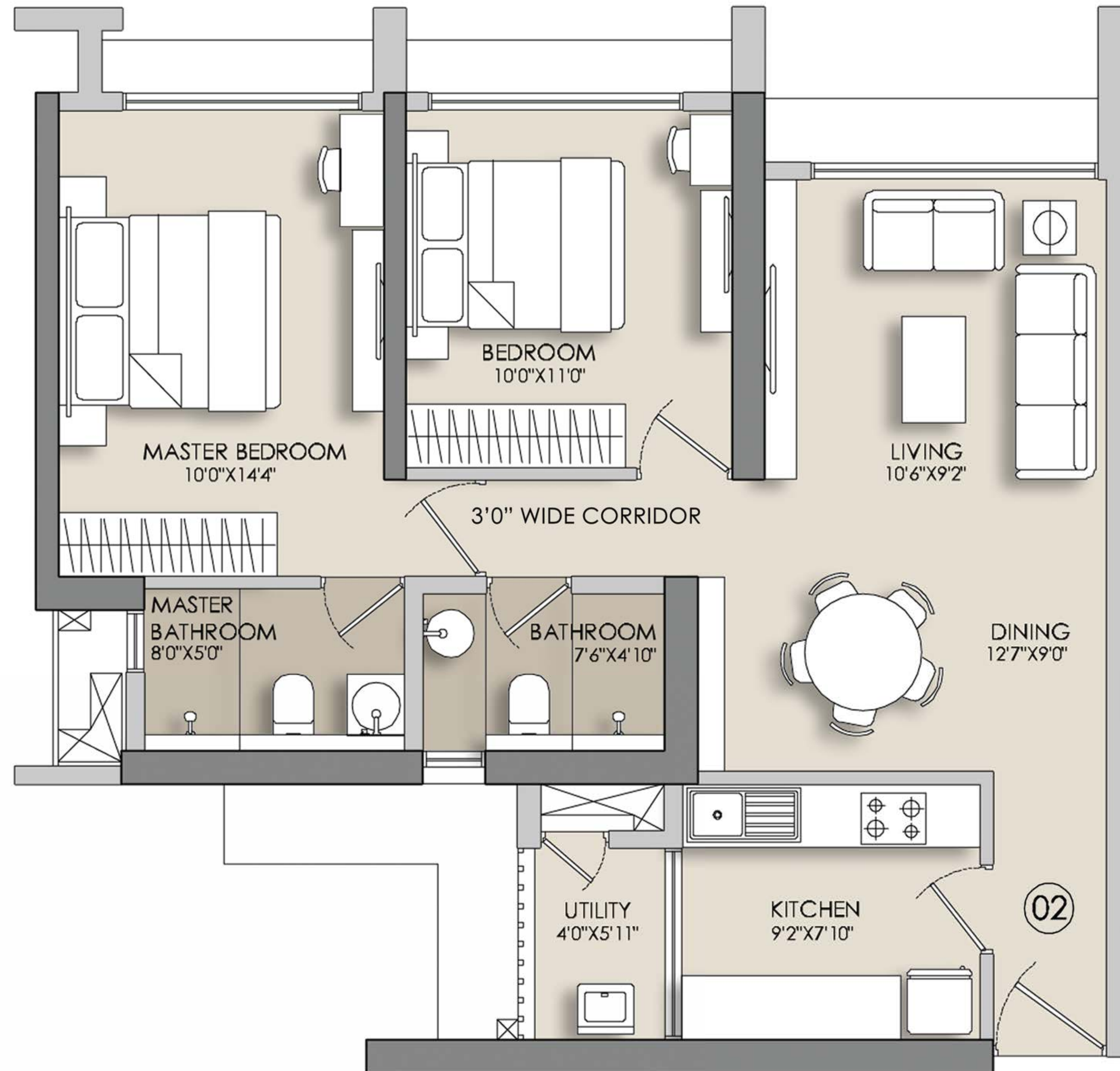
NARANG PRIVADO

TOWER B UNIT 02 | 2BHK REGAL



RERA Carpet Area	Deck Area	Total Area
737 sq.ft.	—	737 sq.ft.

CENTRAL GREEN FACING



MahaRERA Registration No. Narang Privado-B: P51700050065

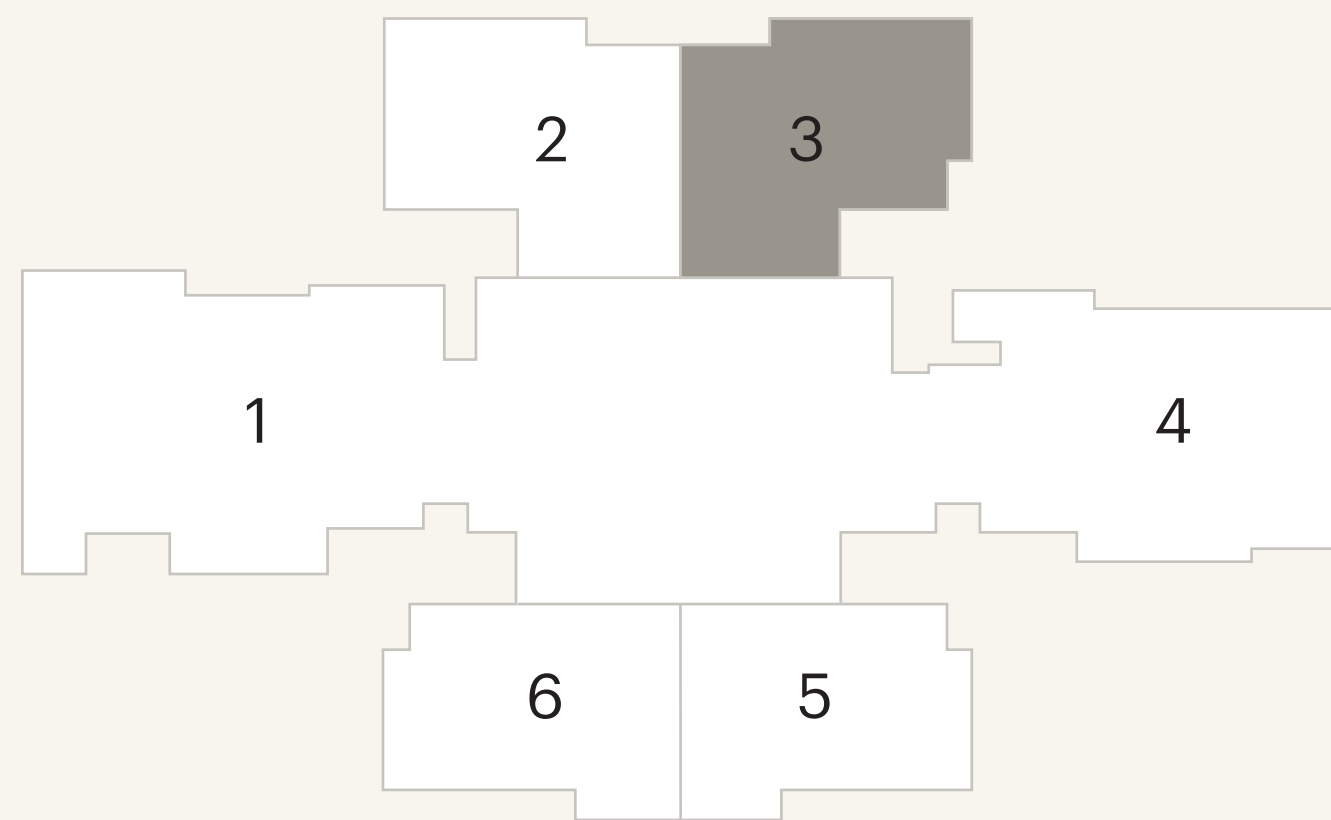
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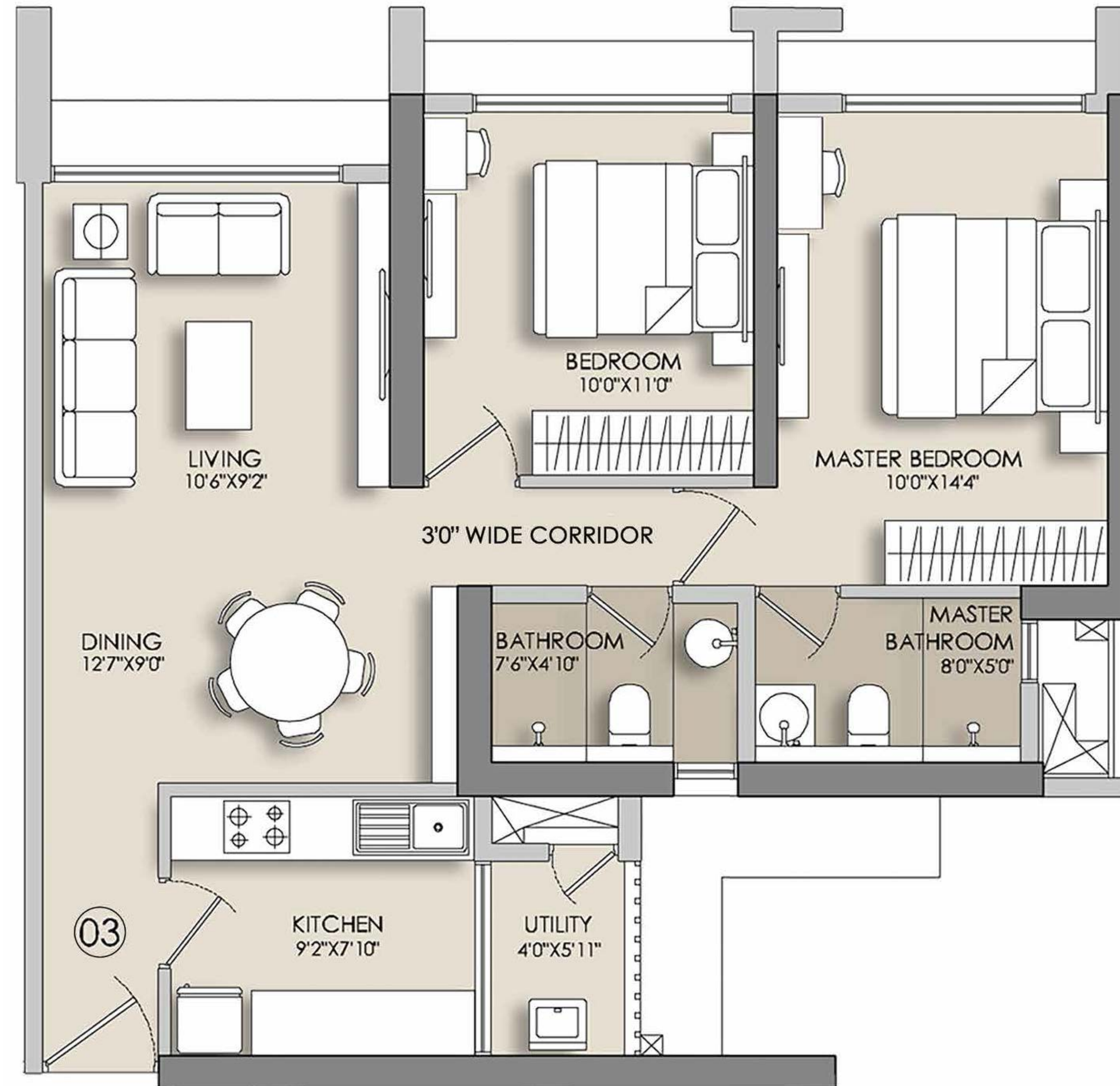
NARANG PRIVADO

TOWER B UNIT 03 | 2BHK REGAL



RERA Carpet Area	Deck Area	Total Area
737 sq.ft.	—	737 sq.ft.

CENTRAL GREEN FACING



MahaRERA Registration No. Narang Privado-B: P51700050065

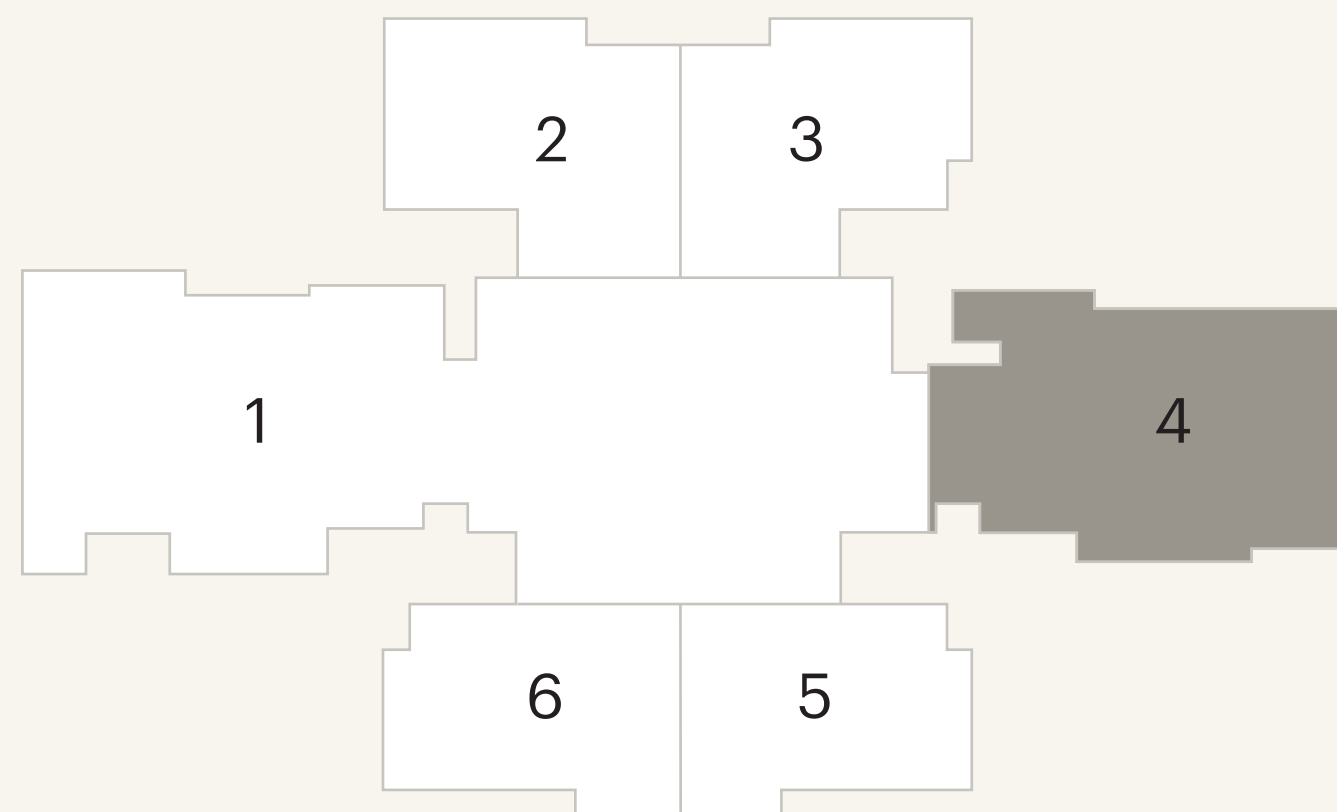
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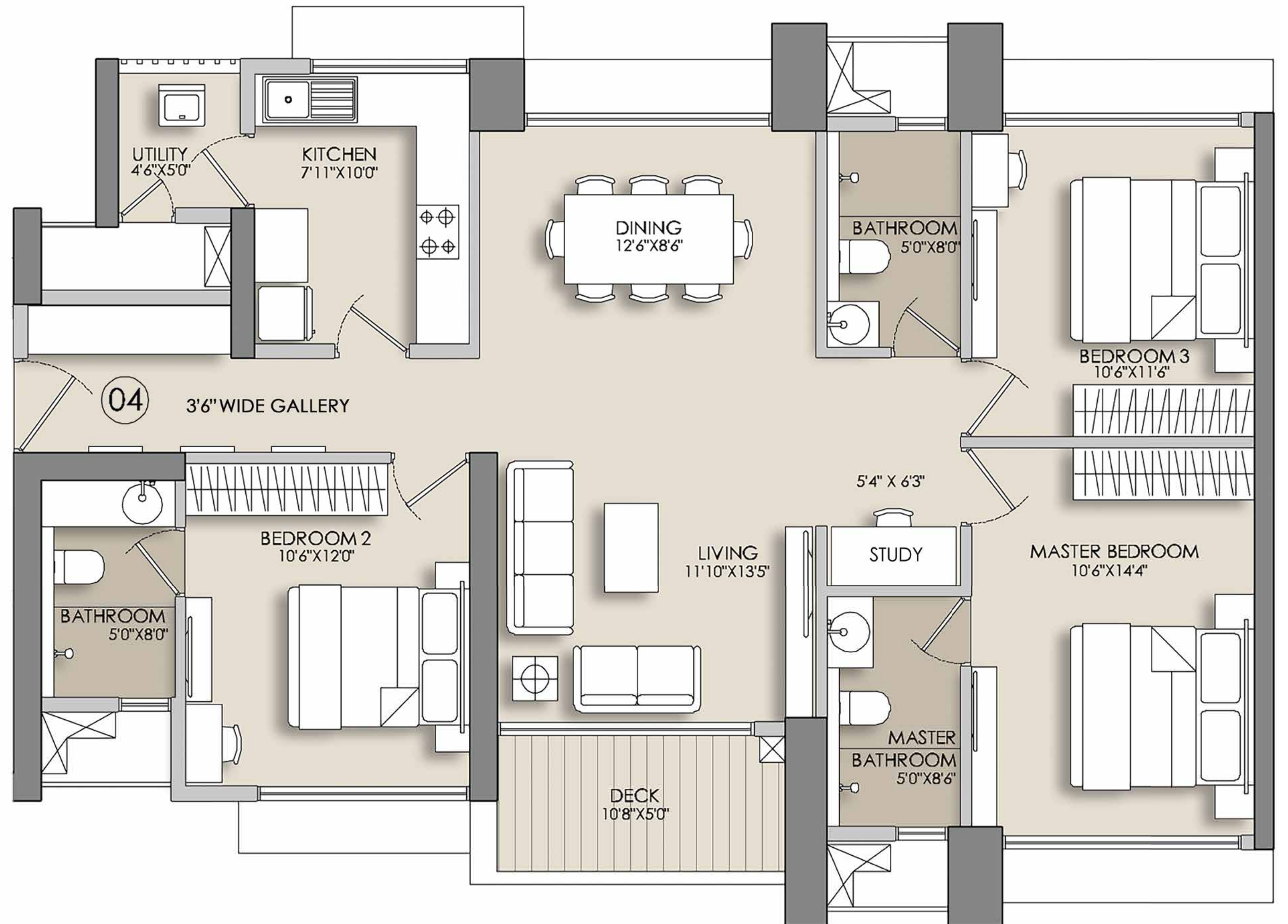
NARANG PRIVADO

TOWER B UNIT 04 | 3BHK REGAL



RERA Carpet Area	Deck Area	Total Area
1075 sq.ft.	53 sq.ft.	1128 sq.ft.

CENTRAL GREEN FACING



CITY FACING

MahaRERA Registration No. Narang Privado-B: P51700050065



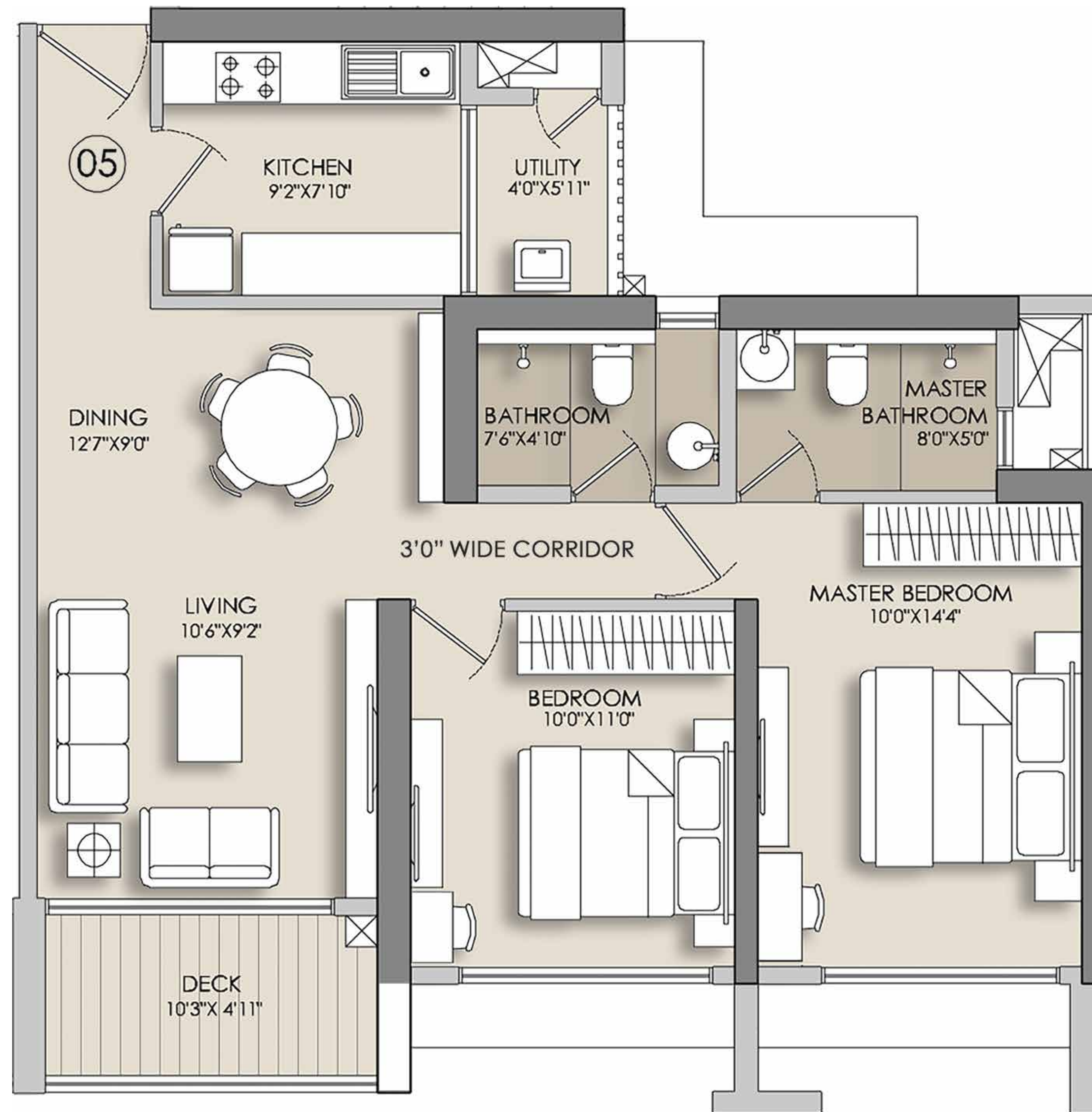
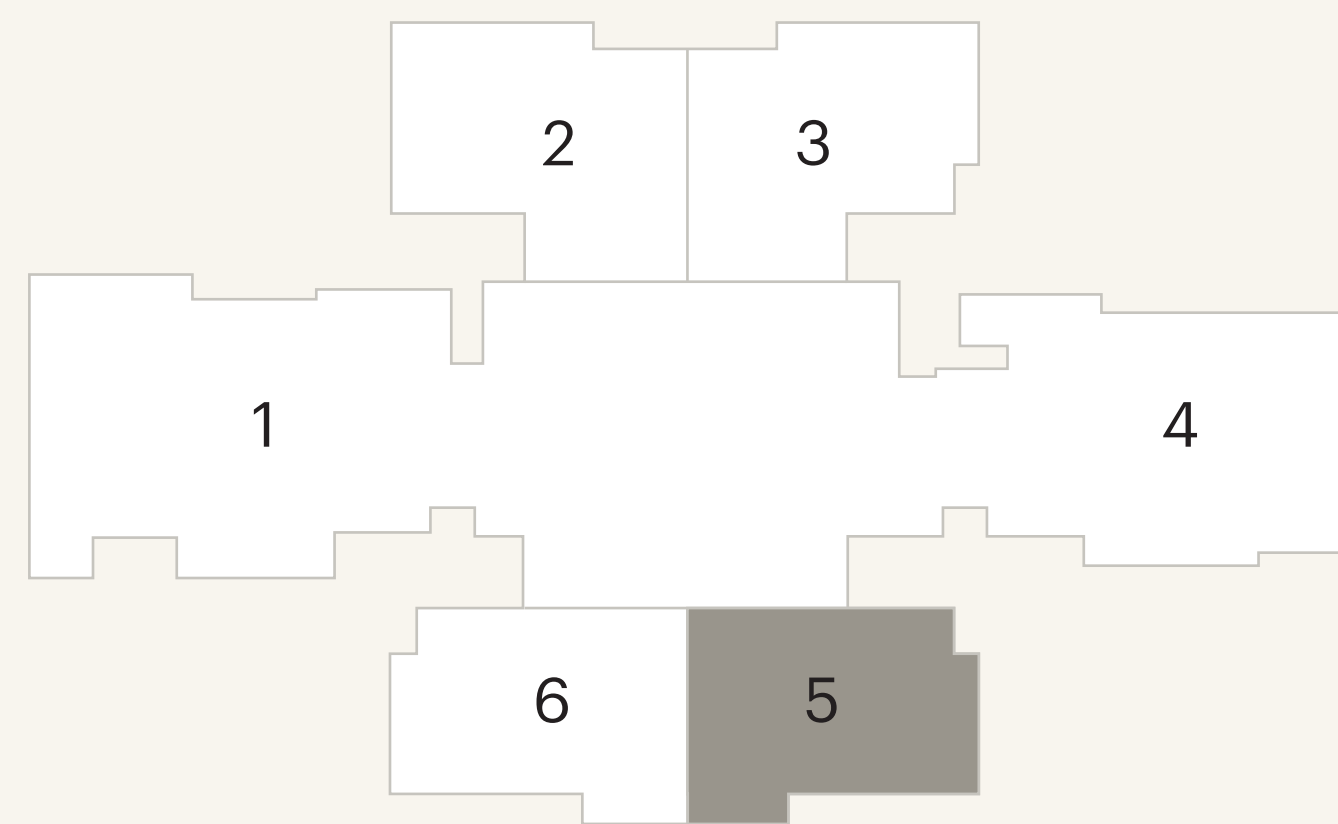
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**NARANG
PRIVADO**

**TOWER B
UNIT 05 | 2BHK LUXURY**



CITY FACING

RERA Carpet Area	Deck Area	Total Area
749 sq.ft.	51 sq.ft.	800 sq.ft.

MahaRERA Registration No. Narang Privado-B: P51700050065

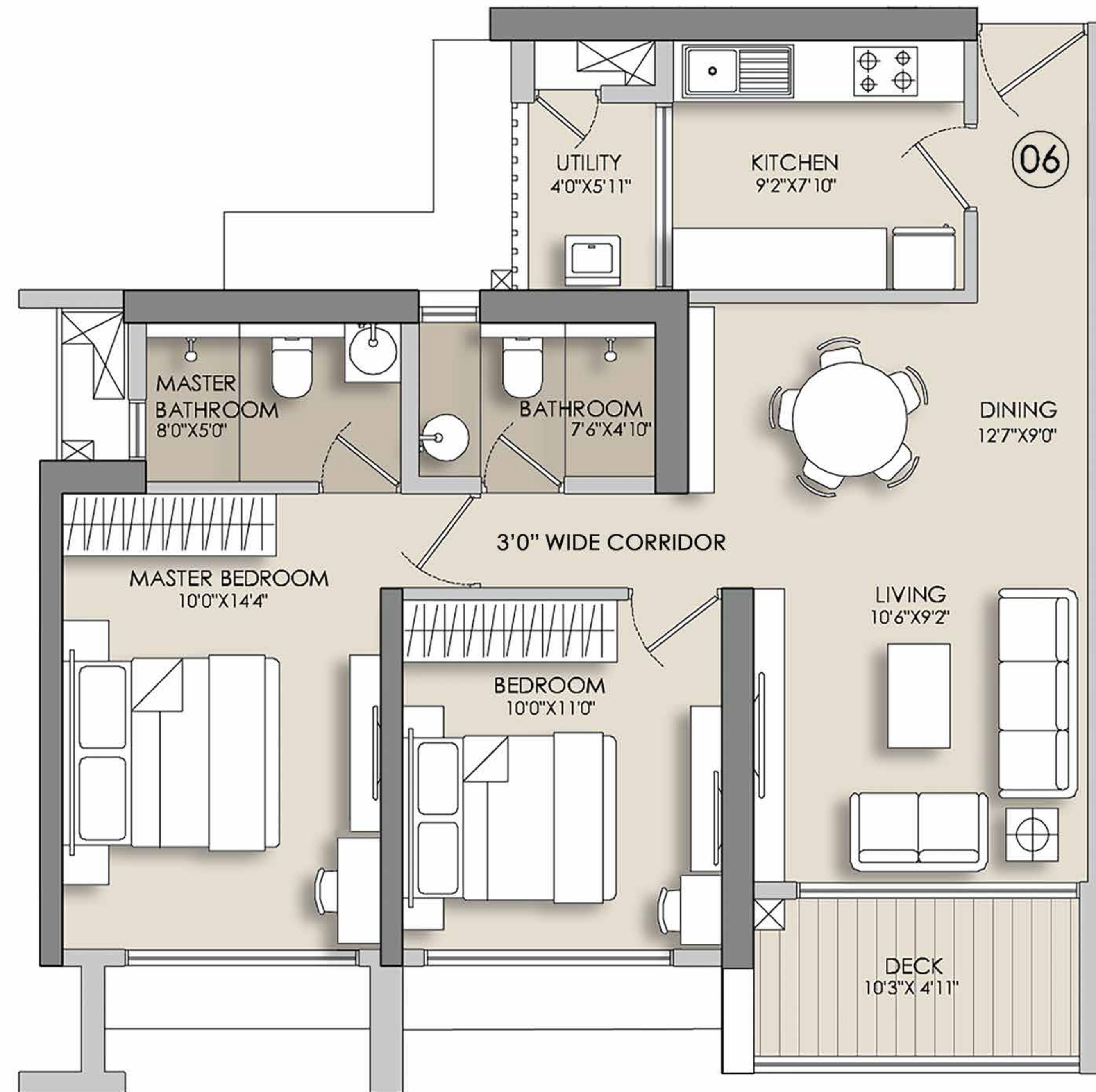
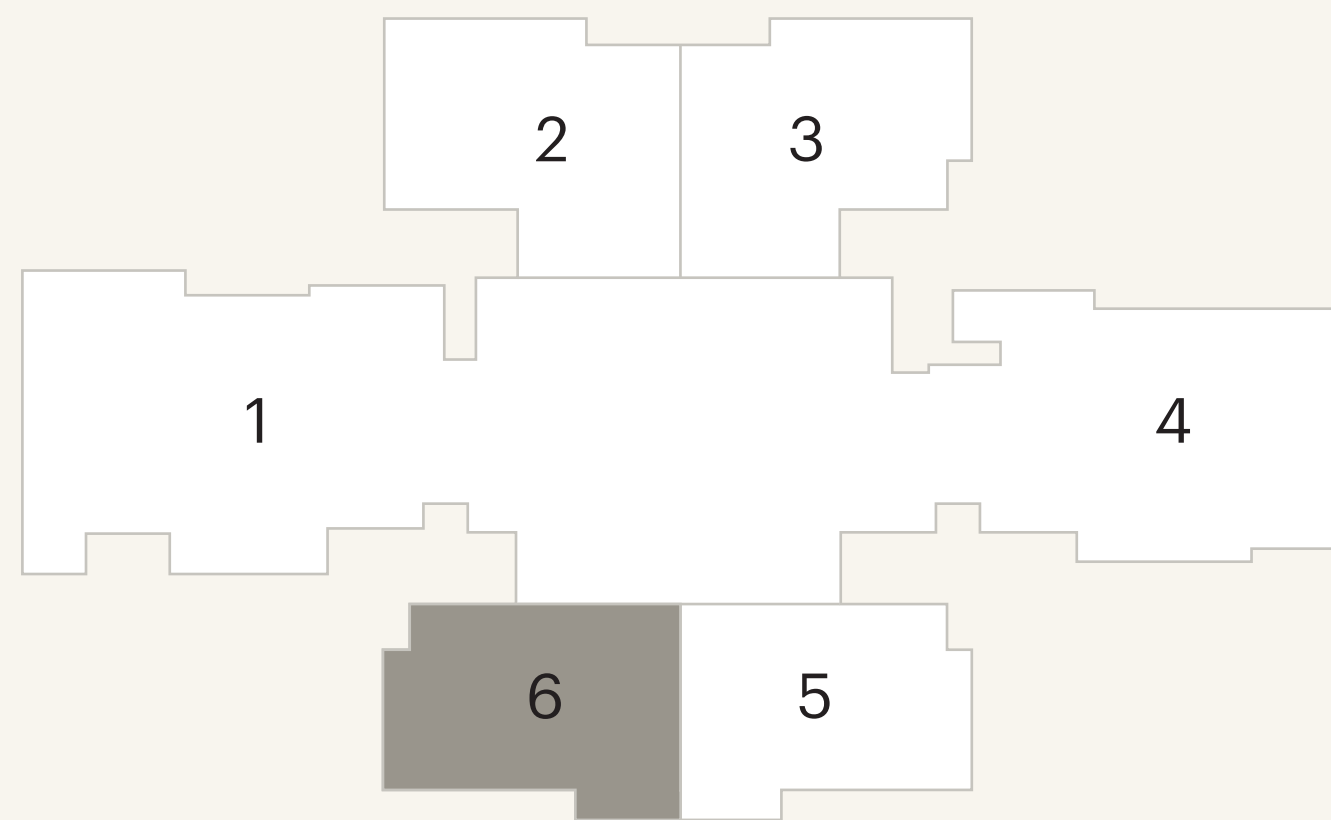
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NARANG PRIVADO

TOWER B UNIT 06 | 2BHK LUXURY



CITY FACING

RERA Carpet Area	Deck Area	Total Area
749 sq.ft.	51 sq.ft.	800 sq.ft.



MahaRERA Registration No. Narang Privado-B: P51700050065

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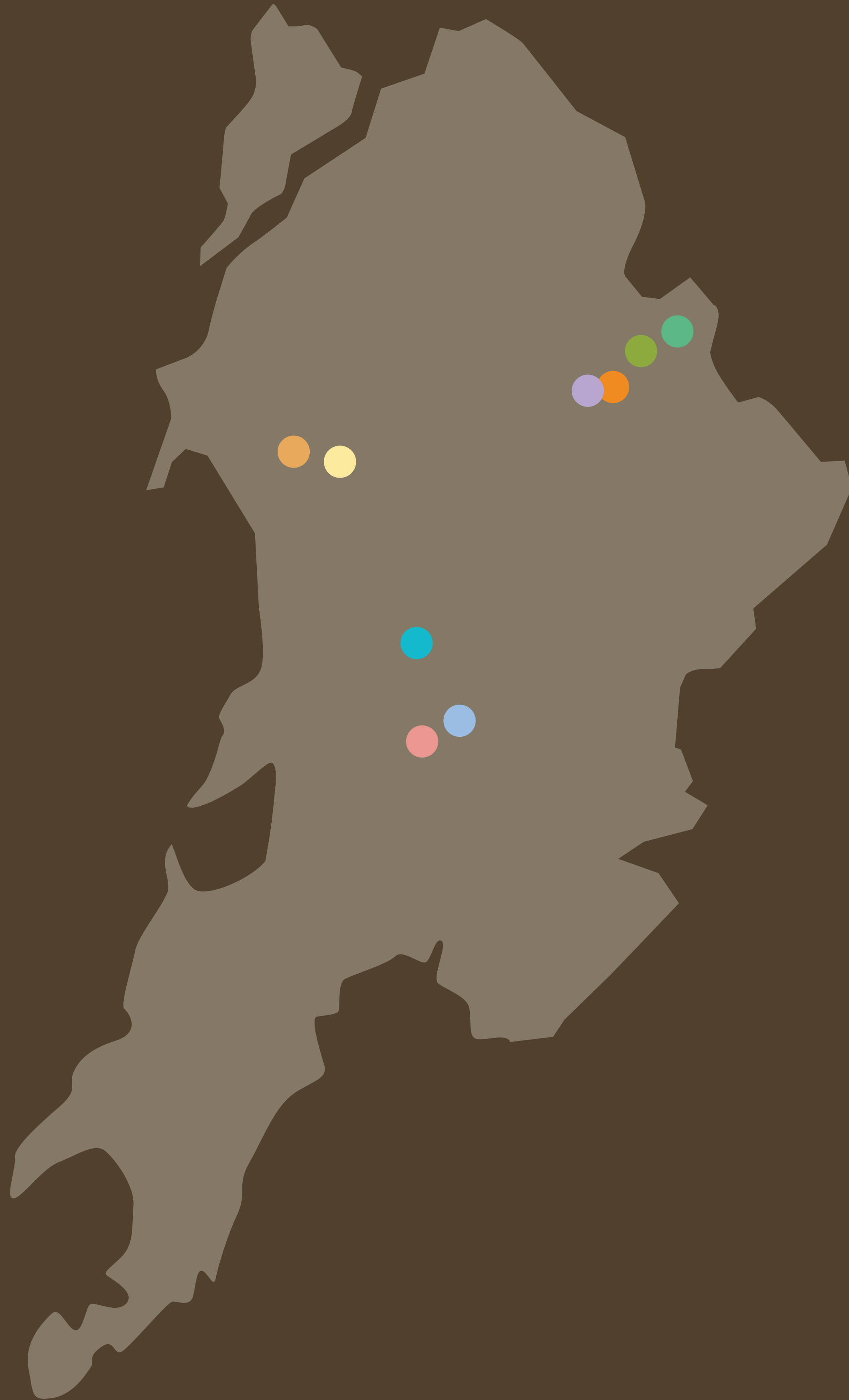
BUILT WITH NARANG REALTY'S UNCOMPROMISING STANDARDS.

Established in 1988, Narang Realty is a family owned business, focused on developing residential and commercial properties in the Mumbai Metropolitan Region. We have delivered 10 projects totaling more than 5 million sq. ft. to over 2000 happy families. We also own a portfolio of front office, commercial assets totaling 0.5 million sq.ft. in key commercial business district locations in Mumbai.

At Narang Realty, we do not believe in doing anything we cannot do perfectly. The standards that we set for ourselves surpass those expected by the market because we don't see land as a commodity, but a rare resource. Our resolve to do justice to the land is mirrored by our commitment to protecting the environment, by ensuring our business has a net-zero impact. Excellence is our goal, and what keeps driving us forward. We will stop at nothing to deliver it.




A LEGACY OF DELIVERING THE BEST IN MUMBAI.



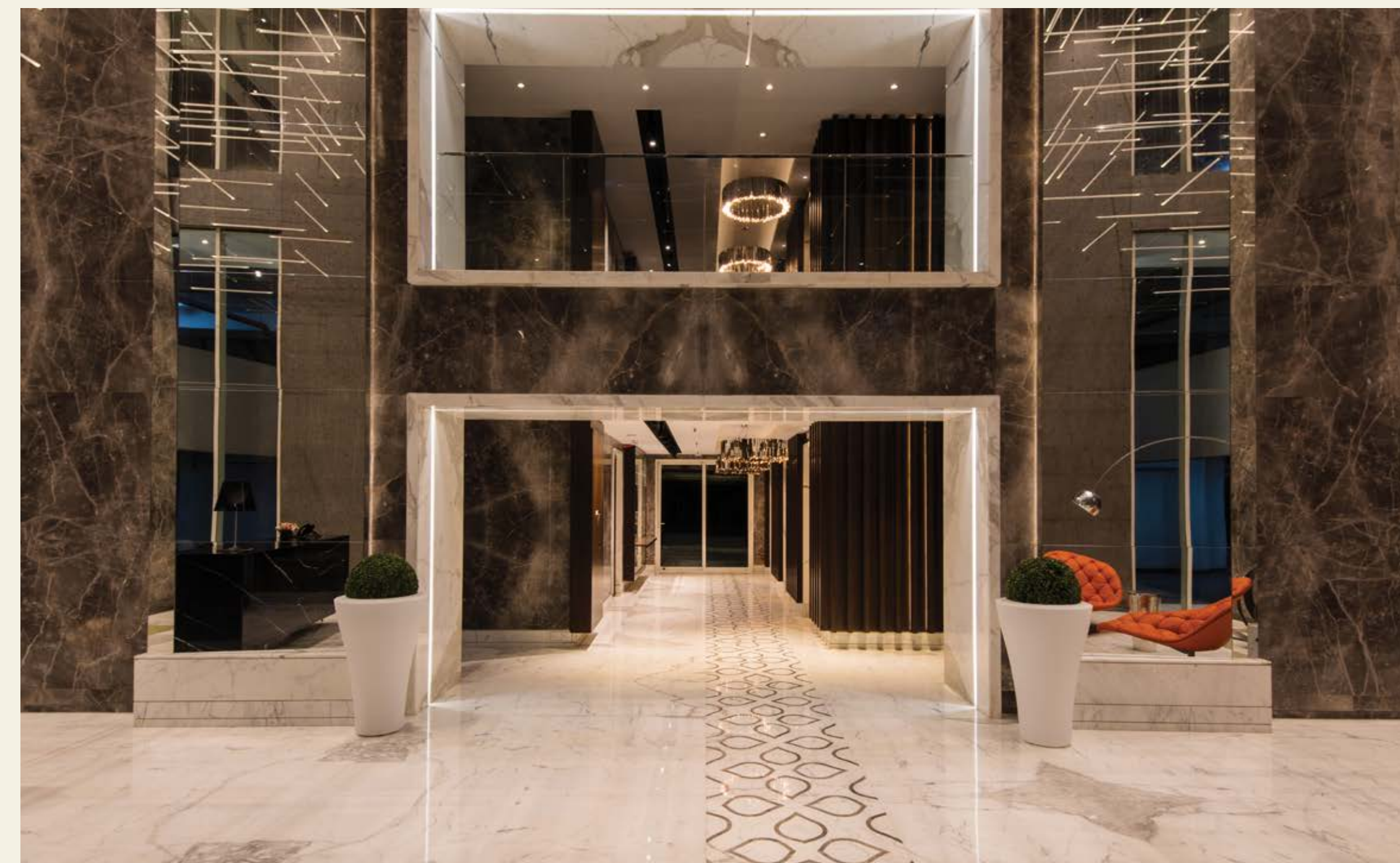
PROJECTS

LOCATION

 Asteria by Courtyard	Thane
 Courtyard Phase I	Thane
 Garden Enclave	Thane
 Garden Estate	Thane
 Windsor Corporate Park	Andheri West
 Windsor Grand Residences	Andheri West
 Windsor House	BKC
 Windsor	BKC
 Emgeen Chambers	CST Road, Off. BKC

DELIVERED PROJECTS

Windsor Grande Residences, Andheri (W)

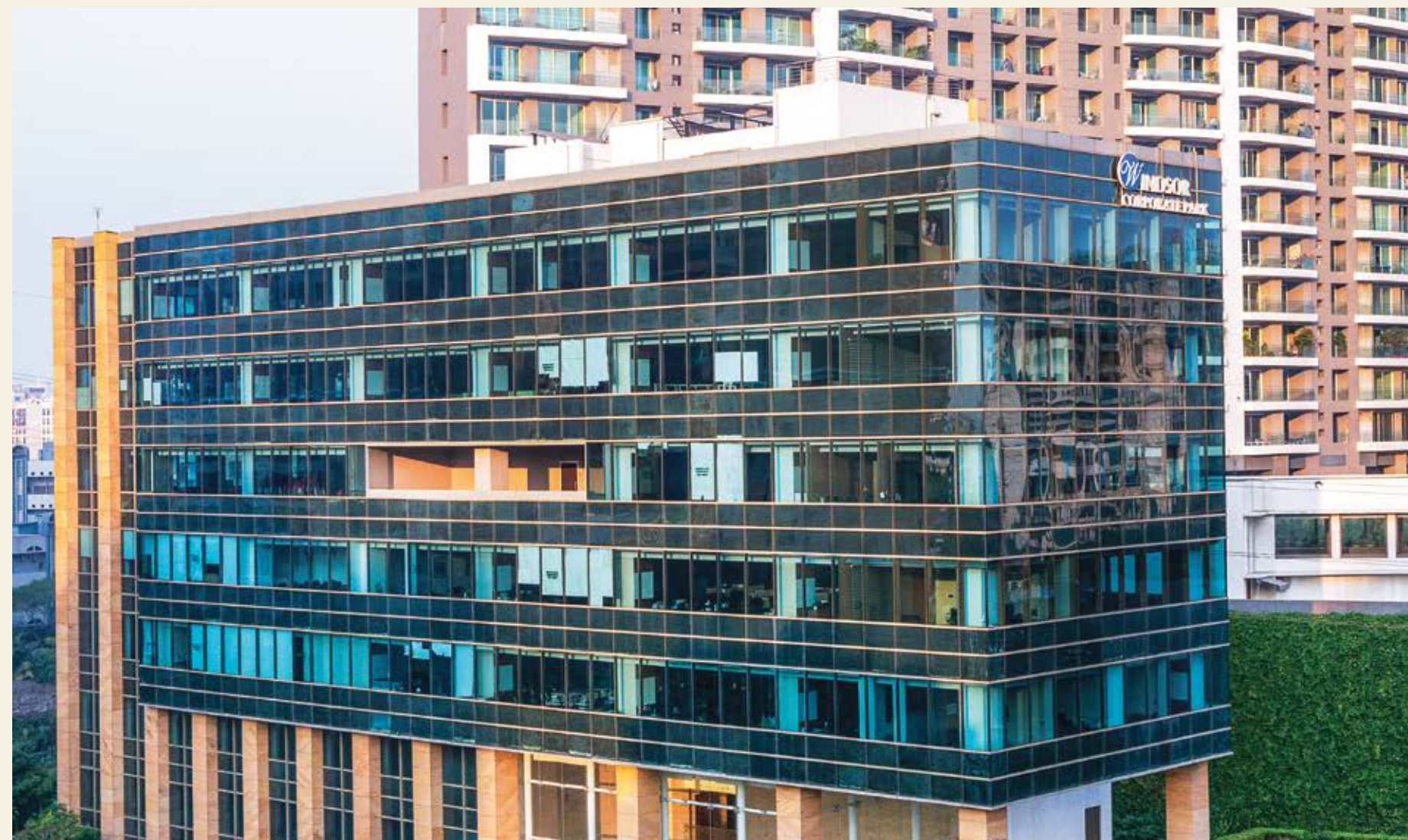


DELIVERED PROJECTS

Courtyard, Thane (W)



DELIVERED PROJECTS



Windsor Corporate Park
Andheri (W)



Windsor
BKC



Windsor House
BKC



Garden Estate
Thane (W)



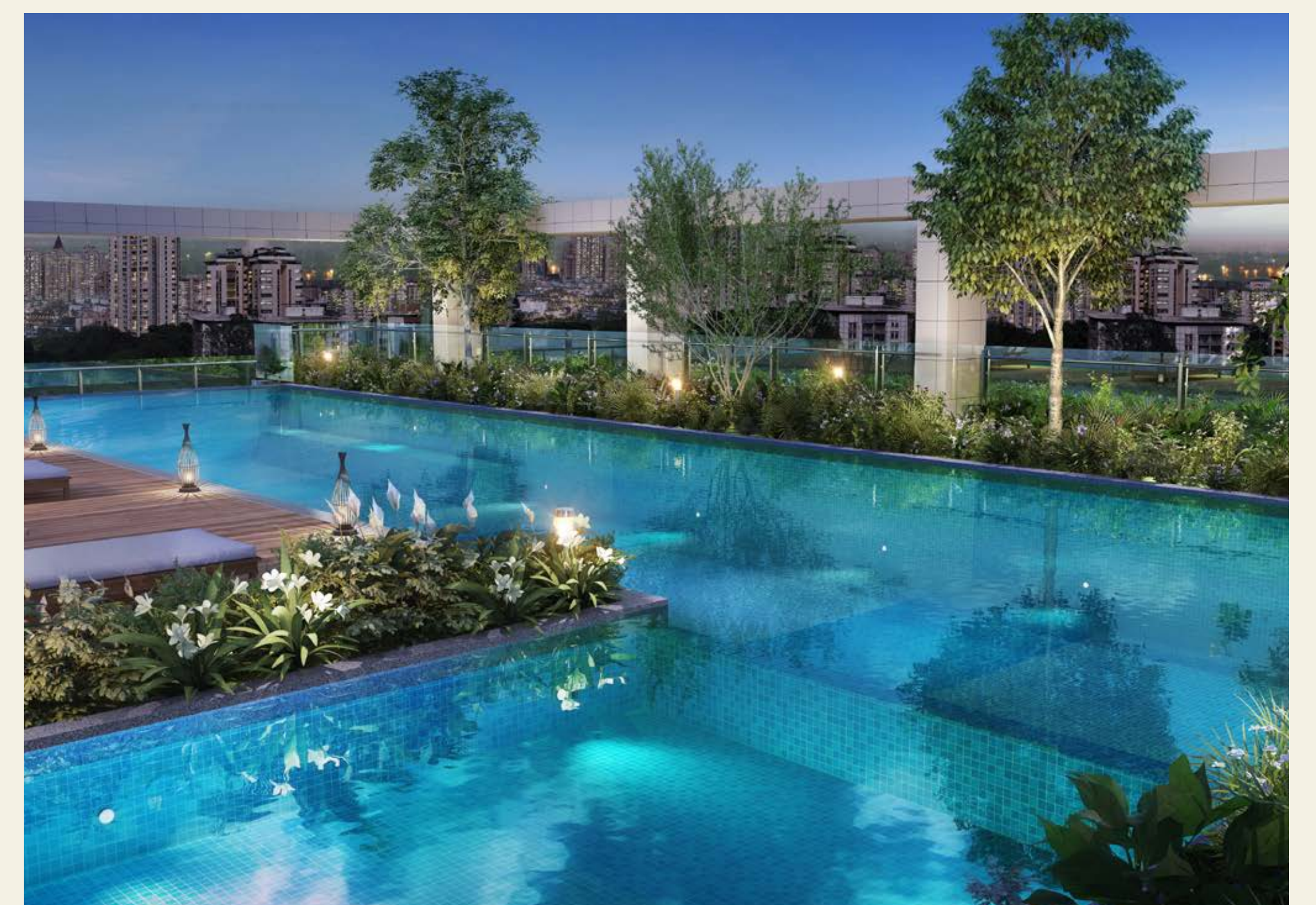
Garden Enclave
Thane (W)



Emgeen Chambers
Santacruz (E)

ONGOING PROJECT

Asteria by Courtyard, Thane (W)



YOUR NARANG HOME IS A CERTIFIED GREEN HOME.

(IGBC/LEED GOLD PRE CERTIFIED)

As a responsible developer, Narang Realty is committed to creating environmentally conscious residential developments that benefit you and the environment.

Health Impact: Green homes provide continuous air circulation, improved natural lighting, and reduced dependence on electrical items, enhancing overall well-being.

Lifestyle Benefits: We focus on sustainable materials, creating a healthier and eco-friendly living environment.

Lower Energy Bills: With their emphasis on energy-efficient features, green buildings can lead to savings of 15-20% on power costs.

Water Conservation: Green homes implement water-saving measures, conserving and reusing around 30-50% of water through methods like rainwater collection and efficient STP systems.

Energy Conservation: By saving approximately 20-30% of energy, green buildings help reduce the consumption of natural resources, promoting an ecologically conscious lifestyle.

Waste Management: waste treatment systems ensure the proper collection, repurposing, and reuse of waste materials.

Natural Daylight: Green homes are designed to maximise natural light, reducing the need for artificial lighting and resulting in both health benefits and lower electricity expenses.

ARCHITECT'S SPEAK

KAPADIA ASSOCIATES
architecture • urban design

Kiran Kapadia
Founder Director
KAPL

The project aims to create an urban resort experience. From the moment you are dropped off at a resort and begin your journey there until you leave, there are no cars to be seen. Thus, the inside and outside have kind of blended together to create a very similar kind of motif. The elevation of the towers have been inspired by iconic buildings in New York. Someone will be able to identify them from afar. Narang Realty looks at, every project, like a boutique project, because their pedigree has been one of doing high-end boutique projects.



Sharookh Mehta
Founder
MEDESA

The theme of the clubhouse is of style and elegance, focusing on young people coming and staying in Thane, a changing area with sophisticated residential complexes. They've travelled, seen a lot, and been exposed to a lot. So, we aim to provide something that complements their expectations. The type of work that Narang Realty do is very sensitive to the requirements of their clients.



Sherman Stave
Principal and Landscape Architect
STXLA

The project was a large, open canvas with a focus on creating a distinctive landscape based on pattern language. We wanted to make sure that whatever we did for this project was going to differentiate it from the rest of the marketplace. Narang Realty has been very supportive and they have really embraced the ideas that we have brought to the project.

FEATURES & FINISHES

LOBBY FINISHES

Italian marble flooring

Concierge desk

Waiting lounges

APARTMENT FEATURES

Imported marble flooring in living room, dining area, common spaces and bedrooms

Upto 5 ft. wide decks with tiled floors and glass railing

Sliding windows with provision for mesh mosquito screen

Video door phone with intercom facility at apartment entrance

Gypsum-finished internal walls with low VOC paints

Sturdy, modern doors and doorframes in every residence

MECHANICAL, ELECTRICAL AND PLUMBING (MEP)

Sprinkler system in every room

Sufficient electrical points in every room

Sufficient data points in the full house

Concealed copper wires

High quality pipes and plumbing

System designed windows

KITCHEN FEATURES

Designer tile flooring

Stainless steel sink

Granite counter tops with tiled dado

Provision for gas connection, exhaust fan and water purifier

BATHROOM FEATURES

Designer flooring and dado (till false ceiling)

Premium sanitary and CP fittings

Water heater in each bathroom

Provision for exhaust fan





NARANG
PRIVADO



MahaRERA Number: Narang Privado - B - P51700050065

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