



**CELEBRATE LIFE'S  
MOMENTS OF DÉJÀ NEW**



**Tharwani Palladian**, Plot No-57, Sector- 34A, Opposite Juhi Niharika Absolute and Near Kharghar Football Stadium.

Tel.: 92092 05666 | 91452 05666 | [www.tharwanirealty.com](http://www.tharwanirealty.com)

 MahaRERA Registration No. P52000049218 | Available on <https://maharera.mahaonline.gov.in>



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**THARWANI**  
**PALLADIAN**  
..... **KHARGHAR** .....

# WHY KHARGHAR ?

Kharghar is home to many avenues of holistic lifestyle, growth possibilities and a host of offerings. The developed infrastructure and upcoming developments make it an ideal destination for homebuyers and investors alike.



## ICONIC AVENUES :

- 290-acre Central Park is the largest in Asia & 3<sup>rd</sup> largest globally
- Kharghar valley golf course is Navi Mumbai's only 18-hole golf course spread across 52 hectares
- ISKCON temple; an oasis of peace and spirituality
- Dhamma vipula pagoda on parsik hill
- Ancient pandavkada cave & waterfalls
- Gadeshwar dam at the foothills of pandavkada
- D.Y. Patil sports stadium - a leading venue of big sporting events



## HUBS OF GROWTH :

- CIDCO - planned commercial development on 120 hectare land
- Proximity to CIDCO, MIDC, CBD and Taloja Industrial Estate, Reliance Corp. Park & Millennium Business Park
- Navi Mumbai Airport influence notified area to cover 600 sq. km with numerous planned IT/ITES and SEZs
- Grand Central Park - a growth hub with mixed-use developments



## PROSPERITY ON INVESTMENT :

- 15-18% rise in property prices since last 8 years
- 30-40% rise expected in capital value
- 20-25% rise expected in rental value
- Price appreciation due to proposed Navi Mumbai International Airport



## UPCOMING INFRASTRUCTURE :

- MTHL connecting navi Mumbai to Sewri in South-Central Mumbai
- Navi Mumbai International Airport (NMIA)
- Proposed 33.15 km metro railway project connecting NMIA and CSMIA
- Water transportation connectivity from Ferry Wharf, Mumbai to CBD Belapur & Nerul
- MTHL-Panvel Coastal Road with:
  - a) Three overflights at Nodal Road Junctions,
  - b) Two Bridges
  - c) One rail overbridge



## A LEGACY CRAFTED WITH EXCELLENCE

Over the last 2 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.

## WHY THARWANI?

- On-time Delivery of Projects
- Creator of Contemporary Lifestyle
- Unique Architectural Style
- Homes are Synonymous to Luxurious Living

**25**  
Years Old Legacy

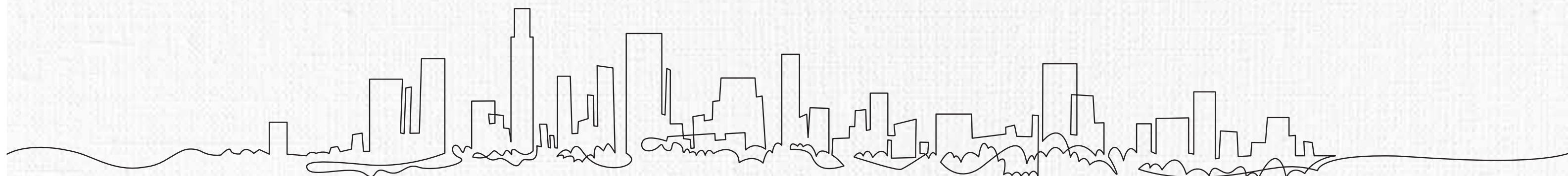
**3000+**  
Happy Families

**5 Million+**  
Sq.ft Developed

**35+**  
Projects Completed

### Winner of 3 Prestigious Awards:

- Times Real Estate Conclave & Awards 2023
- Most Innovative Brand Communicator Winner in 2022
- CIA World Construction & Infra Awards 2019





## CREATING A LANDMARK THAT RENEWS THE FEELING OF DÉJÀ NEW

Tharwani Realty is best known as a creator of luxurious lifestyle projects across Navi Mumbai. These projects continue to instill a sense of newness even after the possession, and this sense is nothing but Déjà New. It is a feeling of pride and happiness in the same way as it was experienced in the past.

### PROJECTS DELIVERED :

- Tharwani Heritage - Sec 7, Kharghar
- Tharwani Residency - Sector 6A, Kamothe
- Tharwani Heights - Sector 18, Palm Beach Rd, Sanpada
- Tharwani Riviera - Sector 37, Kharghar

Tharwani Realty is now poised to delight Navi Mumbai, yet again with a uniquely-designed project that lets the residents thrive in the feeling of DÉJÀ NEW. Bringing back the joyous feeling of living the elite lifestyle, the project aspires to create a landmark in Kharghar epitomizing the discreet style of Venetian Architecture.





Artist's impression

## AN ADDRESS CRAFTED WITH VENETIAN FINESSE

Tharwani Palladian is Kharghar's unique landmark. Its signature style of Venetian Architecture, well-planned luxe residences and curated indulgences make it a renowned address.

### PROJECT HALLMARKS:

- Venetian Architectural Structure
- 25-Storey Skyrise
- Grand 2 & 3 Bed Residences
- Lavishly Designed Lobbies
- 2 Levels of Curated Indulgences
- High-Street Retail
- Strategically Located Off Sion-Panvel Highway
- East-west facing, Vastu-compliant Homes



## CELEBRATING A BOUNDLESS LIFESTYLE

Intelligent space management, optimum utilization of floor space and a host of other technical factors define living the Palladian way of life.



Master Bedroom with AC



Spacious Homes with Sundecks



Aquaguard Equipped Kitchen

Representational Images



## AN INDULGENT FEELING OF DÉJÀ NEW

Handpicked amenities at Tharwani Palladian offer the best of both worlds  
- holistic well-being & indulgent leisure activities.

### Podium Level Amenities

- Gymnasium
- Indoor Games  
(Table Tennis, Carom, Foosball, etc.)
- Kids Play Area
- Seating Area
- Jogging Track

### Rooftop Amenities

- Sky Lounge for Senior Citizen
- Sky Yoga and Meditation Zone
- Rooftop Infinity Swimming Pool
- Steam Bath
- Jacuzzi
- Sky Garden & Pathway
- Sculpture Garden



Representational Images



## KHARGHAR - HOME TO CONVENIENCES & CONNECTIVITY

Tharwani Palladian is strategically located in Kharghar's prime sector. Here the social infrastructure, everyday conveniences and better connectivity add to the liveability quotient.

Raking 2<sup>nd</sup> in the 'India's Most Liveable Cities' list drafted by the Ministry of Housing & Urban Affairs, Kharghar is Navi Mumbai's home turf of superior lifestyle, conveniences and connectivity.

### CONNECTIVITY

- Kharghar Rly. Stn. - 15 Min
- Sion-Panvel Highway - 30 Min

### DAILY ESSENTIALS & UTILITIES

- DMart Kharghar - 7 Min
- Reliance Digital - 7 Min
- Reliance SMART - 10 Min

### EDUCATIONAL INSTITUTES

- NMIMS Navi Mumbai - 3 Min
- Empyrean School - 5 Min
- DAV International School - 8 Min

### HEALTHCARE

- Dolphin Hospital & ICCU - 3 Min
- Tata Memorial Hospital - 6 Min
- Medcover Hospitals - 16 Min

### BANKS

- ICICI - 4 Min
- Bank of India - 7 Min
- Axis Bank - 10 Min

### UPCOMING INFRASTRUCTURE

- MTHL
- Airport
- Metro

