



IMPERIAL TOWERS

DIVA (E), THANE



A Royal life awaits for you...



IMPERIAL TOWER A1- P51700019554
IMPERIAL TOWER A2- P51700019571

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IMPERIAL TOWERS

DIVA (E), THANE



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BEING BORN
IN A ROYAL FAMILY
IS ONE THING,
AND BECOMING ONE
ON YOUR OWN
IS ANOTHER.

“IMPERIAL TOWERS” in NIRMAL NAGARI is nestled in the lap of nature it aims to uphold the delicate balance between man and nature by creating an urban oasis of greenery.

NIRMAL NAGARI has always boasted of being one of the cornerstone areas of Diva, Thane city. It is the place where culture & tradition is deep rooted and from where modernity has been allowed to flower. A drive through the place will evoke rich imageries of a world that has beautifully kept itself alive. Surprisingly technology and the times too have made their presence felt in here.

This place provides the ideal environment for the formative years of the young unlike most areas in fast developing city. NIRMAL NAGARI was planned with great foresight to accommodate growth. Neighbouring them are the religious buildings, Hospitals, Schools, Parks & Restaurants. There are many IT Companies who have also set up their offices here at suitable distances.

WELCOME TO “IMPERIAL TOWERS ”

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IMPERIAL TOWERS

DIVA (E), THANE



RAISE EVERY CHART OF YOUR SMART LIVING. WE BUILD BENCHMARKS

CREATION...

"IMPERIAL TOWERS" in NIRMAL NAGARI, is an exclusive project located off Diva - Shill road, Diva (E), Thane offers 1 BHK, 2BHK, RETAIL & COMMERCIAL SPACES Luxury Apartments. These apartments are designed specially for the few who are looking for something unique and contemporary for their family. It has all the elements to give you a grand lifestyle and quality living at the same address.

LIFESTYLE...

the grand way of living !

One aspires to live the way he dreams and at "IMPERIAL TOWERS" in NIRMAL NAGARI, we strive to convert your dreams into reality. At our new creation, we have an elegant architecture that will please your eyes and spacious apartments that will take care of your comfort. The amenities are also specially designed to suit the lifestyle of Kings, Queens and You.

CLASSIC...

only known to the connoisseur !

A home should confer pride on its owner as a throne brings to its king. We have designed our new towers "IMPERIAL TOWERS" in NIRMAL NAGARI, to bring you pride, joy and gratification that you always aspired. We present you a magnificence which is an epitome of class, quality and luxury !



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for the FIRST TIME IN DIVA,
WELCOME TO SPACE AGE
LIVING SIMPLIFY LIFE.
"HOME AUTOMATION"

Step into the exciting new dimension of living, where your home amplifies the way you lead your life. The nerve center of this space age lifestyle is the HOME AUTOMATION, which is provided in wall mounted provision.

*As per your individual wish, you can now draw curtains, unlock your front door, modulate lighting and enjoy various other conveniences of space age living by just clicking on your portable home console by upgrading the machine.

MOOD LIGHTNING & MOTION SENSOR

control the intensity of light in your room to match your need or mood.

lights are controlled ON & OFF Automatically with motions.

PROVIDED IN :

LIVING AREA

LIGHTS : 5 | FAN CONTROLLER - 2 & DIMMER

SCHINDLER : 1 & DIMMER

BEDROOM AREA

LIGHTS : 4 | FAN CONTROLLER - 1 & DIMMER

PASSAGE

MOTION SENSOR LIGHT

Provision for operating through mobile with wifi with router.





LIVE THE LUXURY
LIFE AT IMPERIAL TOWERS

"IMPERIAL TOWERS" is one of the most premium luxury residential towers in NIRMAL NAGARI at Diva(E), Thane. Each Home at Imperial Towers is spacious and aesthetically designed to evoke a sense of pride and create a feeling of being top of the world. Every element blends into make living here exceptionally rewarding and stress-free. The spacious 1BHK, 2BHK, COMMERCIAL SPACES & RETAIL SHOPS add to the holistic life that awaits you, delight resides here at "IMPERIAL TOWERS".





IT'S ALL IN DETAILS...FOR
THOSE WHO BELIEVE
ONLY IN THE BEST

At IMPERIAL TOWERS, little things come together to offer the biggest comforts. Every element blends in to make living here exceptionally rewarding parking space is worth your treasured machines. The life of the house, the living room is crafted to perfection for you & your loved ones. With the finest details, every room here comes alive with magnificence and warm brimming with endless pleasures.

The Club House, Gymnasium, and other Amenities offers holistic and happy life. Living at "IMPERIAL TOWERS" in NIRMAL NAGARI is not just beautiful on the outside, but fulfilling and comfortable on the inside too.

- ❧ Decorative entrance door with high quality hardware fittings
- ❧ Vitrified flooring in all rooms
- ❧ Granite –top kitchen platform with stainless steel sink
- ❧ 2' dado tiles above the kitchen platform
- ❧ Internal walls with plaster and gypsum finish with O.B.D paint
- ❧ Mains switch with circuit breaker, concealed copper wiring of ISI mark, adequate electric points with modular switches
- ❧ TV, geysers, washing machine, telephone, internet, A/C points in bedrooms, fridge, water purifier & points for oven & mixer in kitchen
- ❧ Concealed plumbing in Jaguar or equivalent CP fittings with diverter & good quality sanitary wares
- ❧ Designer glaze tiles up to door height and anti-skid flooring in bathroom
- ❧ Solar hot water connection in common bathroom
- ❧ Anodized French aluminum sliding window with clear glass & mosquito net
- ❧ Sliding window sill and bathroom door frames in granite
- ❧ Invertors for each and every flat
- ❧ Ample storage above bathroom



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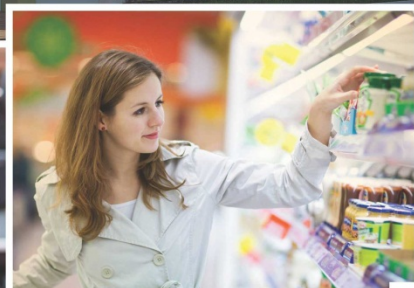
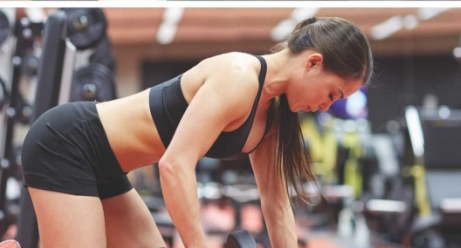
EXCLUSIVE CRAFTED
DESIGNED TO PAMPER
THE EPICURE IN YOU

Every magnificent structure or a monument is not only admired for its grandness but also acclaimed for the minute details that the creator ensured. We at IMPERIAL TOWERS have a keen eye for the details & firm belief in optimizing things at very fine levels. At IMPERIAL TOWERS, every minuscule aspect has been inspected comprehensively so as to match your taste and style. Rest assured, your new home is going to be the finest masterpieces from the experienced creators M/S. UNIQUE BUILD CORN BUILDERS & DEVELOPERS.

- ✦ Earth quake resistance R.C.C structure with seismic design
- ✦ Multi-level security with Intercom and CCTV
- ✦ Beautiful Landscaped garden with ample Sit out area, Jogging track
- ✦ Club house with Gymnasium, Indoor games & Multipurpose Hall
- ✦ Modern Play Equipment for small kids.
- ✦ Multipurpose Outdoor games area
- ✦ Well constructed surroundings with illuminated lights
- ✦ Adequate parking facility for cars & two wheelers
- ✦ Generator backup for common area , lifts, lobby, garden, water pump, & fire fighting
- ✦ Exclusively designed grand entrance lobby
- ✦ Elevators of reputed make
- ✦ External walls will have texture with high performance 100% acrylic paint on outer surface
- ✦ Ample water supply with underground & overhead water tank with submersible pump
- ✦ Firefighting systems
- ✦ Rain water harvesting facility with well-planned storm water drains
- ✦ Sewerage treatment plant (STP)

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IMPERIAL TOWERS
DIVA (E), THANE



LIVE CLOSER TO EVERY THING
YOU NEED FOR YOUR SOCIAL,
SPIRITUAL & PHYSICAL WELL BEING

Blessed by the nature bounty and designed to stay so forever, where basics become noteworthy. If you are among those who seek the intimacy of ultimate luxury, then IMPERIAL TOWERS in NIRMAL NAGARI, lives up to your expectations, yet again. So get ready for the good life in your own paradise where you can relax, unwind and simply be yourself, indulge in wide variety of activities like....

- CS GYMNASIUM
- CS CLUB HOUSE
- CS JOGGING TRACK
- CS LANDSCAPE GARDEN
- CS INDOOR GAMES
- CS OUTDOOR GAMES
- CS RETAIL SHOPS
- CS CHILDREN PLAY AREA
- CS SENIOR CITIZEN AREA
- CS CCTV CAMERA
- CS SOLAR WATER HEATER
- CS GENERATOR BACK UP
- CS SANDPIT
- CS 24 Hrs. SECURITY
- CS AMPLE PARKING



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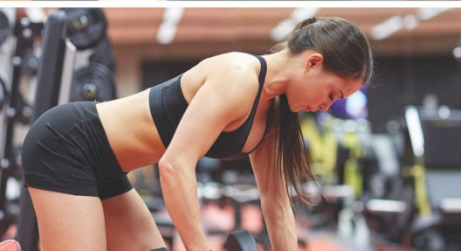


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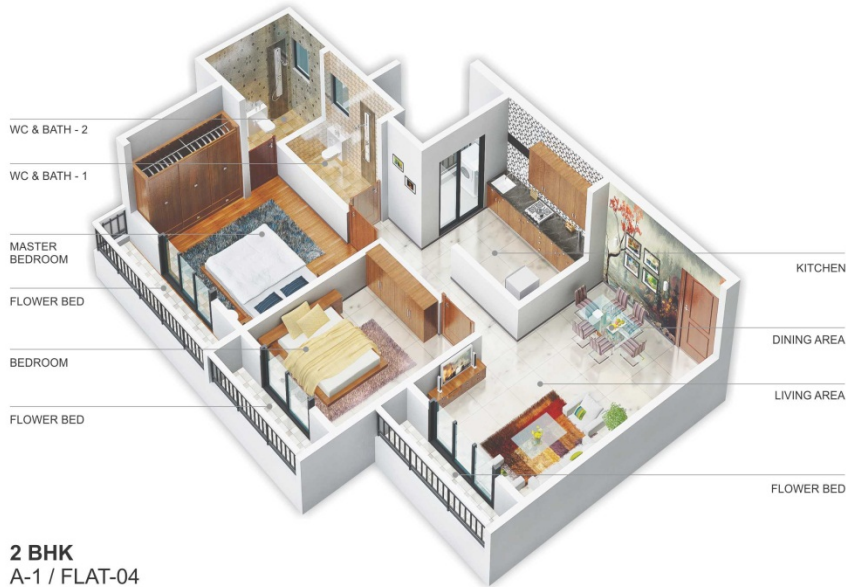
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IMPERIAL TOWERS
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3D VIEW



1 BHK (MASTER BEDROOM)
A-2 / FLAT-01



2 BHK
A-1 / FLAT-04

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IMPERIAL TOWERS
DIVA (E), THANE

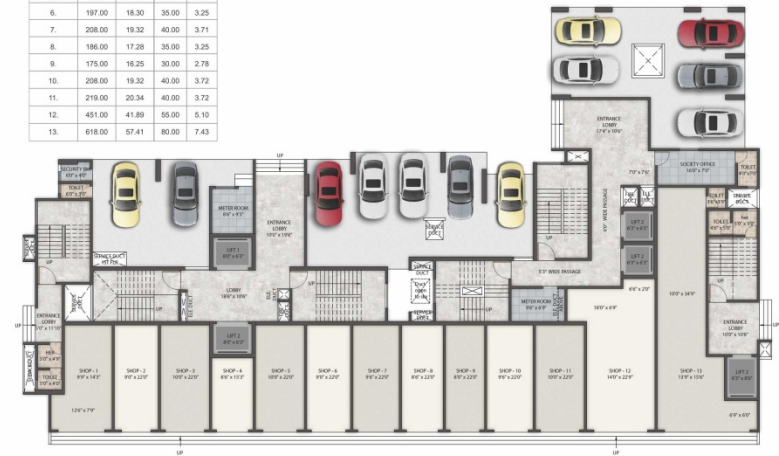
FIRST FLOOR TYPICAL PLAN
BLDG - A1 / A2

PRO OFFICE NO.	RERA CARPET AREA		ENCLOSED BALCONY AREA	
	Sq Ft.	Sq Mtrs	Sq Ft.	Sq Mtrs
1.	573.00	53.23	65.00	6.03
2.	641.00	59.55	67.00	6.29
3.	578.00	53.69	73.00	6.78
4.	539.00	50.07	71.00	6.59
5.	539.00	50.07	71.00	6.59
6.	533.00	49.51	18.00	1.67
7.	647.00	60.10	159.00	14.77
8.	576.00	53.51	129.00	11.98
9.	442.00	41.06	100.00	9.29
10.	524.00	48.68	114.00	10.59



SHOP NO.	CARPET AREA		OFLA AREA	
	Sq Ft.	Sq Mtrs	Sq Ft.	Sq Mtrs
1.	234.00	21.74	50.00	4.64
2.	197.00	18.30	35.00	3.25
3.	219.00	20.34	40.00	3.72
4.	139.00	11.96	35.00	3.25
5.	219.00	20.34	40.00	3.71
6.	197.00	18.30	35.00	3.25
7.	208.00	19.32	40.00	3.71
8.	186.00	17.28	35.00	3.25
9.	175.00	16.25	30.00	2.78
10.	208.00	19.32	40.00	3.72
11.	219.00	20.34	40.00	3.72
12.	451.00	41.89	55.00	5.10
13.	618.00	57.41	80.00	7.43

GROUND FLOOR PLAN (A1 / A2)



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SECOND FLOOR PLAN BLDG - A1

FLAT NUMBER	1		2		3		4	
	2 BHK-A		1 BHK-A		1 BHK-B		1 BHK-B	
FLAT SIZE	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs
RERA CARPET AREA	493.00	45.60	339.00	31.49	339.00	31.49	493.00	45.60
ENCLOSED BALCONY AREA	73.00	6.78	73.00	6.78	73.00	6.78	73.00	6.78
C.B. AREA	11.00	1.02	---	---	---	---	11.00	1.02
TERRACE AREA	388.00	31.40	197.00	18.30	240.00	22.30	251.00	23.31
FLOWER BED AREA								

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SECOND FLOOR PLAN BLDG - A2

FLAT NUMBER	1		2		3		4		5		6	
	1 BHK-A		1 BHK-B		1 BHK-C		1 BHK-D		2 BHK-A		2 BHK-B	
FLAT SIZE	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs
RERA CARPET AREA	361.00	33.54	361.00	33.54	335.00	31.12	378.00	35.12	484.00	44.96	484.00	44.96
ENCLOSED BALCONY AREA	48.00	4.46	48.00	4.46	43.00	3.99	33.00	3.06	77.00	7.15	77.00	7.15
C.B. AREA	11.00	1.02	11.00	1.02	11.00	1.02	11.00	1.02	11.00	1.02	99.00	0.84
TERRACE AREA	183.00	17.00	181.00	16.81	796.00	73.95	338.00	31.40	357.00	33.16	238.00	22.11
FLOWER BED AREA												

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IMPERIAL TOWERS
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**PROPOSED TYPICAL FLOOR PLAN
BLDG - A1 (3rd Floor to 18th Floor)
REFUGE AREA - 7th, 12th, 17th Floor
FLAT NO. 703, 1203, 1703**

FLAT NUMBER	1		2		3		4	
	2 BHK-A		1 BHK-A		1 BHK-B		2 BHK-B	
FLAT SIZE	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs
RERA CARPET AREA	493.00	45.80	339.00	31.49	339.00	31.49	493.00	45.80
ENCLOSED BALCONY AREA	73.00	6.78	73.00	6.78	73.00	6.78	73.00	6.78
C.B. AREA	11.00	1.02	---	---	---	---	11.00	1.02
FLOWER BED AREA	5.00	9.75	70.00	6.50	70.00	6.50	105.00	9.75
TERRACE AREA								

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**TYPICAL FLOOR PLAN
BLDG - A2 (3rd Floor to 10th Floor)
REFUGE AREA - 7th, 12th, 17th Floor
FLAT NO. 705, 1205, 1705**

FLAT NUMBER	1		2		3		4		5		6	
	1 BHK-A		1 BHK-B		1 BHK-C		1 BHK-D		2 BHK-A		2 BHK-B	
FLAT SIZE	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs
RERA CARPET AREA	361.00	33.54	361.00	33.54	335.00	31.12	378.00	35.12	484.00	44.96	484.00	44.96
ENCLOSED BALCONY AREA	48.00	4.46	48.00	4.46	43.00	3.99	33.00	3.06	77.00	7.15	77.00	7.15
C.B. AREA	11.00	1.02	11.00	1.02	11.00	1.02	11.00	1.02	11.00	1.02	9.00	0.84
FLOWER BED AREA	70.00	6.50	70.00	6.50	75.00	6.96	70.00	6.50	90.00	8.36	90.00	8.36
TERRACE AREA												

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FLAT NUMBER	1		2		3		4		5		6	
	1 BHK-A		1 BHK-B		1 BHK-C		1 BHK-D		2 BHK-A		2 BHK-B	
	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs
RERA CARPET AREA	361.00	33.54	400.00	37.16	335.00	31.12	378.00	35.12	484.00	44.96	484.00	44.96
ENCLOSED BALCONY AREA	48.00	4.46	31.00	2.88	43.00	3.99	33.00	3.06	77.00	7.15	77.00	7.15
C.B. AREA	11.00	1.02	11.00	1.02	11.00	1.02	11.00	1.02	11.00	1.02	9.00	0.84
FLOWER BED AREA	70.00	6.50	55.00	5.11	75.00	6.96	70.00	6.50	90.00	8.36	90.00	8.36
TERRACE AREA												

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FLAT NUMBER	1		2		3		4		5		6	
	1 BHK-A		1 BHK-B		1 BHK-C		1 BHK-D		2 BHK-A		2 BHK-B	
	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs	Sq.Ft.	Sq.Mtrs
RERA CARPET AREA	361.00	33.54	400.00	37.16	335.00	31.12	378.00	35.12	484.00	44.96	484.00	44.96
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FLOWER BED AREA	70.00	6.50	55.00	5.11	75.00	6.96	70.00	6.50	90.00	8.36	90.00	8.36
TERRACE AREA												

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IN THE LAP OF NATURE,
IN THE EMBRACE OF PEACE

IMPERIAL TOWERS is a paradise for those looking for the ultimate cinematic experience. It is master planned to ensure that you and your loved ones enjoy each moment spent here in the midst of exotic ambiance. Life they say is full of splendor. Observe it and cherish the bumble bee, the small child, and the smiling faces. The aroma when the first rains fall on the mother earth, and experience the wind in short; live your life to the fullest.

At IMPERIAL TOWERS the spaces are designed to rise up to your expectation, so that you could inhale the beauty of life & feel on the top of the world.

CHILDREN PLAY AREA & GARDEN



CELEBRATING TIMES, AND ENVISIONING
A WORLD OF POSSIBILITIES

Space sensitive homes being our speciality, IMPERIAL TOWERS homes are very different. We believe that the user experience in a home is of utmost importance.

Optimum utilization of spaces and recreational spaces, design considering your needs for today and tomorrow, planned with respect to the needs of your entire family.....your home at IMPERIAL TOWERS is truly beautiful and admirable.

GYMNASIUM on 7th Floor

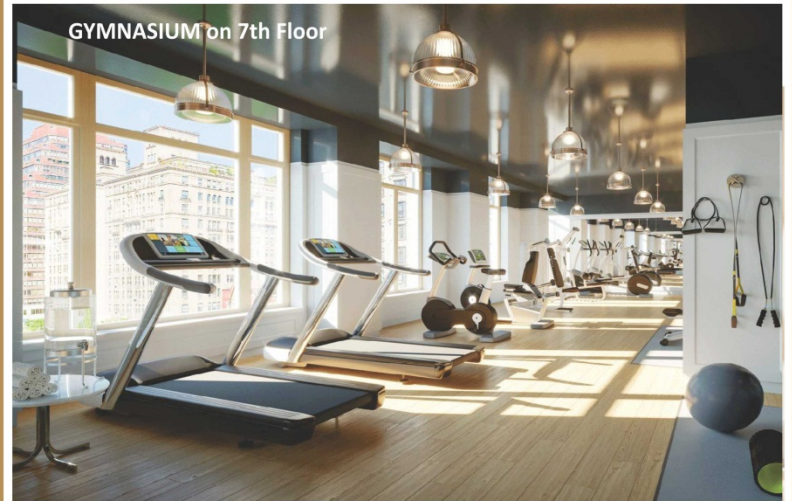




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PRESENTING CONTEMPORARY STYLED LUXURY RESIDENCES

Two Towers designed with compact detailing to maximize open space and green area. Architecture maximizes light and ventilation without compromising privacy. Contemporary style with extreme emphasis on functionality & comfort. Both aesthetically designed, functionally efficient residential & commercial complexes of International quality, offering "more value for money". We believe our buildings should reflect engineering excellence with a view to provide complete customer satisfaction. It is our intention that the quality of our products and services should result in complete value for our clients. While rendering our construction services, we emphasize on Environmental, Health and Safety standards as an integral part of our business practices.



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A RICHER LIFE

Before Networking, there was friendship because friendships enrich your life. the IMPERIAL TOWERS at NIRMAL NAGARI, designs the incorporate the easy socializing with a sprawling Clubhouse, Gymnasium, sit-outs, etc. IMPERIAL TOWERS provides every opportunity to enjoy the company of like minded people and build lasting bounds. With exceptional facilities in an invigorating environment IMPERIAL TOWERS makes it easy to have a happy mind in healthy body....

WELCOME TO THE NEIGHBORHOOD THAT OFFERS A COMPLETE LIFESTYLE

In a city like Diva (E), Thane, Location advantage plays a huge role in every day life. And shorter commutes mean you are left with a lot more time to do the things you love. Thats why home at "IMPERIAL TOWERS" at NIRMAL NAGARI, makes a perfect sense as it will keep you well, connected to the rest of the city with its excellent location.



SCHOOLS & COLLEGE

Govt. Polytechnic Thane
Smg Vidymandir & Jr. Coll
Proposed Oxford English School
Lodha World School, Khidkaleshwar
Chandresh Lodha Memorial School
Dosti Foundation School
Shivajirao S.Jondhale Coll.of Engg
Dombivali International School



HOSPITALS

Millennium Hospital
Dongre Hospital
Mumbra Maternity & Dausup Hospital
Orthopedics Hospital
Jupiter Hospital



SHOPPING MALL

Vivana mall ,Thane
Boulevard,Lodha Paradise ,Thane
Commerce Plaza Dombivali
Max Mall ,Airoli
High Street Mall,Kapurwadi



PARKS

Mothi Desai Village Park
Kausa Talao Garden
TMC Garden
River Wood Park
Magnifica Park



MOVIE THEATERS

Alishan Cinema
Tilak Cineplex
Gopi Cinema Mall
Tilak Pooja Madhuban Cinema
Ashok Cinema



BANKS

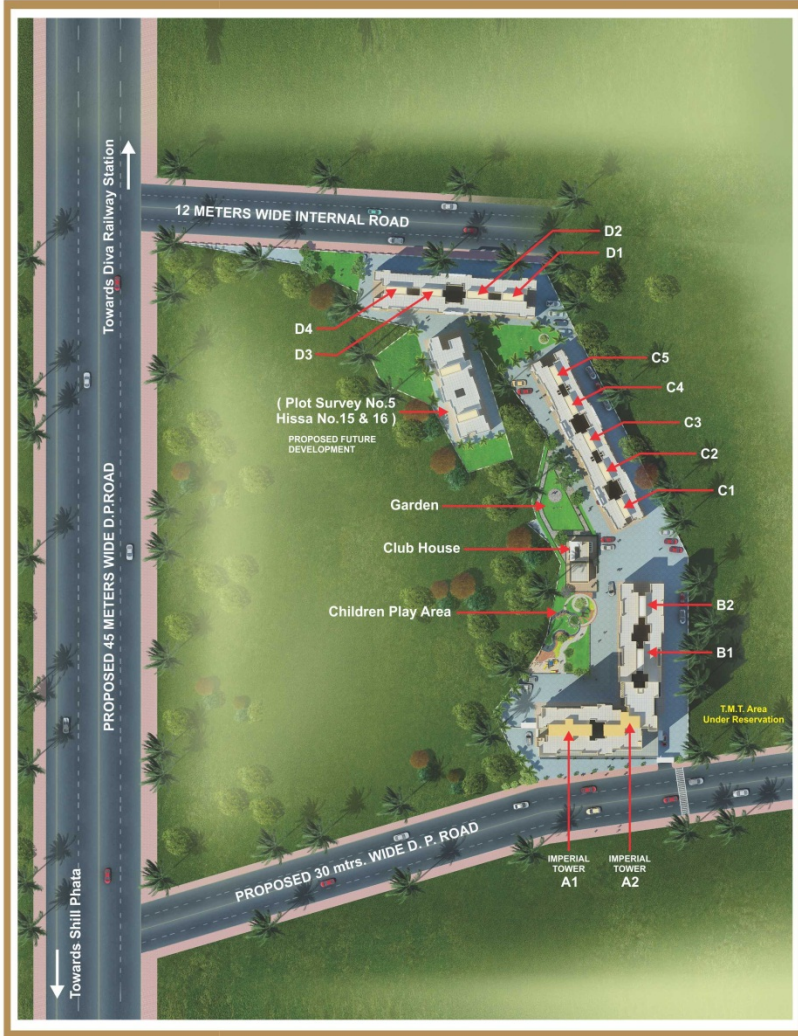
State Bank India (Kausa)
Bank of Baroda (Kausa)
Abhyudaya Co-Op Bank Ltd, Diva
Hindustan Co-Op Bank, Diva
PMC Bank



ATMS

HDFC Bank
Bank of Maharashtra
Canara Bank
Axis Bank

LAYOUT PLAN



LOCATION PLAN



ARCHITECT
Sameer S. Lotke & Associates
Thane

R.C.C. CONSULTANT
SS Cons
Thane

LEGAL ADVISOR
Pradeep S. Patil
Thane



PROJECT BY:

UNIQUE BUILD CORN BUILDERS & DEVELOPERS

B1, 1st Floor, Nirmal Nagari, Near Ashtavinayak Hall, Khardi, Post: Dawle Gaon,
Off Diva Shill Road, Diva (E), Thane - 400 612.

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