

**TYCOONS**  
Live the life

**KALYAN'S MOST  
UNMISSABLE OFFERS AND  
UNBELIEVABLE DELIGHTS.**

PRESENTING

**TYCOONS**  
**BEST *of***  
**KALYAN**  
**FEST** ●●●  
**1-9 APR.'23**

**CHOOSE FROM 2 & 3 BHK HOMES  
AT 4 FABULOUS PROJECTS  
BY KALYAN'S NO. 1 REAL ESTATE DEVELOPER\***



TYCOONS  
**BEST** *of*  
**KALYAN**  
**FEST** ●●●

1-9 APR.'23

# MAKING HOME BUYING IN KALYAN, A GRAND CELEBRATION.

Kalyan is quickly becoming a destination of choice for home buyers from outside. At the same time, those who already call Kalyan their home, are looking to upgrade their lifestyle.



As a real estate developer that has witnessed and participated in the rise of Kalyan, we at Tycoons Group, bring the biggest home buying festival of Kalyan that will change the way home buyers own homes with smiles.

With offers, discounts, gifts and many more delights, on projects at Kalyan's most loved addresses, make the most of Best of Kalyan Fest today!

## 20:80 SCHEME

20% down payment  
& 80% at possession\*

## ₹12 LAKH SAVINGS

Make grand savings  
up to ₹ 12 lakh\*

## NO OTHER CHARGES

No dub charges,  
MSEB and legal charges\*

## ASSURED GIFT

Get delightful gift  
on every booking  
(iPhone 14 / MacBook Air\*)

# KALYAN



## KALYAN YOUR HOME, YOUR HAPPINESS!

A place that has its own charm, a city that has its own identity and a destination that is a chosen home for many years – Kalyan is all this and much more. You feel a sense of belonging to Kalyan and while your ambitions are global, you always want to call this city your home, forever.

**SO WHETHER IT'S YOUR FIRST OR YOUR UPGRADED ONE, MAKE THE MOVE TO KALYAN'S BEST ADDRESSES.**

At Tycoons, our existence and our journey belong to Kalyan. We understand what you feel about this place. Our homes have delivered the desired lifestyle to people of Kalyan and our landmarks have shaped a skyline that continues to rise higher.

After two decades and ten projects, we are here to delight you like never before.

## 9 BIGGEST DAYS OF BEST HOME BUYING IN KALYAN!

# GROWING TODAY. THRIVING TOMORROW.

A part of the Mumbai Metropolitan Region (MMR), Kalyan has witnessed sustained industrial growth over the years and is poised for an infrastructural revolution that will transform its future. All this will make Kalyan an even bigger residential hotspot.



## DESIGNATED SMART CITY

Kalyan has been a part of **Government of India's Smart Cities Mission**. This gives the biggest thrust to its development prospects in the **next 10 years**, better than any other locality in MMR. The Smart City initiatives consist of integrated systems and public amenities in a variety of areas such as power, water, sanitation and healthcare. **3 of the 20 projects have already been executed.**



## IMPROVED ROAD NETWORK

A proposed **26-km Ring Road** in Kalyan will **connect Dombivli West to Titwala**. Also, a **12.3-km elevated road project from Airoli to Katai Naka** will cut down the travel distance between **Kalyan and Mumbai by 10 km**. The augmented growth of road connections between Kalyan and 6 economic hubs, namely Bhiwandi, Dombivli, Ambernath, Ulhasnagar, Badlapur, and Thane, will improve access to the industrial destinations. **Kalyan will now also have direct access to Nagpur via Samruddhi Mahamarg.**



## MAXIMISING METRO CONNECTIVITY

Metro is becoming the future of intracity movement. **Metro Line 5 is a 24.9-km elevated line, connecting Thane-Bhiwandi-Kalyan, covering 17 stations.** By linking the commercial, industrial and government sectors in Thane, Bhiwandi and Kalyan through rail, it is expected to reduce travel time for commuters significantly. As a result, **around 46 lakh people are expected to migrate to Kalyan by 2031.**



## ENHANCING LOGISTICS ECOSYSTEM

India's first MNC-based storage platform at **Bhiwandi, Welspun One Logistics Park (WOLP)** is now operational. **Adani Group** has also planned to construct its **warehousing hub and fulfilment centre catering to brands such as Flipkart**, in Kalyan. Owing to its proximity to Bhiwandi, a huge logistic hub, Kalyan has been recognised as a **growth centre for forthcoming micro-markets by MMRDA.**



## A HUB OF EDUCATION

**Mumbai University has launched a new sub-center in Kalyan.** It offers the school of engineering and 100 courses offered by the Institute of Distance and Open Learning. The upcoming **Birla Institute of Technology and Science Pilani (BITS) will open a management school in Kalyan**, elevating the academic environment.



## UPGRADED LIFESTYLE

With a significant transformation of all modes of transport – **road and rail, the enhanced connectivity will lead to an upgraded lifestyle in Kalyan** with more global brands making their way into the city through malls and other modern avenues of leisure.

**TYCOONS**  
Live the life

# UNVEILING THE BEST OF KALYAN







₹12 LAKH SAVINGS

Make grand savings up to ₹12lakh\*

20:80 SCHEME

20% Down payment & 80% at possession\*



# TOWER C

LUXURY, AT A SURPRISING PRICE

## SAY HELLO TO ICONIC LIVING

- 2 BHK prime apartments
- Clubhouse & recreation facilities
- Decorative entrance lobbies with 24 hours security and electronic surveillance system
- Rainwater harvesting system
- Solar common area lighting
- Power backup for common areas & water supply system
- CCTV for common areas





**₹ 6 LAKH SAVINGS**

Make grand savings up to ₹ 6 lakh\*

**40:30:30 SCHEME**

40% Down payment,  
30% on RCC completion,  
30% on possession\*

# TOWER D

**AN ADDRESS  
THAT GROOMS  
THE YOUNGSTARS  
OF KALYAN**

## NEXT-GEN LIVING AT KALYAN

- Luxurious 2 BHK homes and splendid 3 BHK homes
- Kitchen equipped with granite top, SS sink and exhaust fan
- Concealed wiring with well-thought connections and modular electrical switches
- Provision for upcoming fiber optic connectivity
- Provision for piped gas connection
- Expansive podium garden & swimming pool
- Large play area for children

AVENUE 1

₹ 8 LAKH SAVINGS

Make grand savings up to ₹ 8 lakh\*

40:30:30 SCHEME

40% Down payment, 30% on RCC completion, 30% on possession\*

**TYCOONS**  
SQUARE

THE TIME TO SEIZE  
INFINITE  
OPPORTUNITIES,  
RIGHT HERE!

## KALYAN'S ADDRESS OF INTEGRATED LIVING

- Stunning 2 bed residences
- 2 & 3 BHK exclusive apartments
- 30-Storey tall residential towers
- Impressive entrance lobbies
- Best-in-class firefighting and CCTV monitoring system
- Nature-friendly and child-friendly play area
- Rainwater harvesting system





₹ 10 LAKH SAVINGS

Make grand savings up to ₹ 10 lakh\*

40:30:30 SCHEME

40% Down payment, 30% on RCC completion, 30% on possession\*

TYCOONS  
ORBIS

KHADAKPADA CIRCLE

WHAT MAKES  
TYCOONS ORBIS  
THE PRIDE *of* KALYAN



## THE PRIDE OF KALYAN

- 2 Residential towers rising 30 storeys
- State-of-the-art 2 BHK residences in the thriving hub of Khadakpada
- An upgraded community of 226 families
- 10+ Amenities across 2 levels- podium & rooftop
- One-of-its-kind jogging track on podium level
- Premium indoor specifications of renowned global brands

**₹ 7 LAKH SAVINGS**

Make grand savings up to ₹ 7 lakh\*

**30:70 SCHEME**

30% Down payment & 70% at possession\*



**EMERALD**

2 AND 3 BHK PREMIUM APARTMENTS AT GODREJ HILL

**EXQUISITE  
2 BHK HOMES.  
EXCELLENT  
LIVING  
EXPERIENCE.**

## OWN MAGNIFICENCE WRAPPED IN SERENITY

- Limited edition 2 BHK homes
- Decorative entrance lobby
- High speed elevator
- CCTV monitories of common areas
- Power backup for common areas
- Bathroom and facilities for domestic staff
- Solar water heater / solar common area lighting provision





**₹9 LAKH SAVINGS**

Make grand savings up to ₹9 lakh\*

**40:30:30 SCHEME**

40% Down payment,  
30% on RCC completion,  
30% on possession\*

 **RUBY**

2 AND 3 BHK PREMIUM APARTMENTS AT GODREJ HILL

## PREMIUM LIVING AT PROSPEROUS KALYAN

**URBAN EVERY DAY. PREMIUM IN EVERY WAY.**

- An 18-storey tower
- 2 and 3 BHK premium apartments
- 45 Exclusive units to choose from
- Amenities on podium level
- Smart specifications for modern living
- Excellent location in Kalyan, near Godrej Hill



# TYCOONS GROUP: MADE IN KALYAN. MAKING KALYAN.

Founded in 1999, Tycoons Group has carved a journey full of landmarks and success, which has coincided with the growth and transformation of Kalyan. Driven by professionals who are sons of the soil with global exposure, the Group understands the needs of the home buyers in Kalyan, and this makes them a preferred choice of the residents of the city – old and new.

## AREAS OF EXPERTISE

Commercial, Residential and Hospitality



## ONGOING PROJECTS

### Residential

- Tycoons Square, Avenue 1, Near Birla College
- Tycoons Square, Avenue 2, Near Birla College
- Tycoons Square, Avenue 3, Near Birla College
- Tycoons Valley, Godrej Hill (Ruby, Opal, Emerald)
- Tycoons Orbis, Khadakpada

### Commercial

- Tycoons Buzzar, Near Birla College
- Tycoons Elevance, Khadakpada

## DELIVERED PROJECTS

- Springtime Club - 2005
- Spring Avenue - 2007
- Tycoons Residency – Phase 1 and 2 - 2010
- Tycoons Solitaire – Tulip - 2012
- Tycoons Solitaire – Sapphire - 2015
- Tycoons Solitaire – Daffodil - 2017

## NEARING POSSESSION PROJECTS

- Emerald
- Commercial - Avenue 1

# THE WORLD OF KALYAN'S NO.1 REAL ESTATE DEVELOPER

Our passion to shape the lifestyle and future of Kalyan can be seen from the numbers that are proud milestones of our journey till date. These milestones inspire us to make Kalyan a city for the future, which has homes and spaces for every lifestyle choice.



# TYCOONS

Live the life

## SALES EXPERIENCE GALLERY

Avenue1, Tower B, Near Birla School, Kalyan West 421301

\*TERMS & CONDITIONS APPLY. |  All MAHARERA approved projects

FOR MORE INFORMATION, CONTACT OUR SALES ADVISOR | [WWW.TYCOONS.CO.IN](http://WWW.TYCOONS.CO.IN)

Disclaimer: The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and/or mentioned and the image renders used herein are purely indicative and promotional and may differ from the actuals. This is only an invitation to offer and does not constitute an offer. The purpose of this advertisement is to indicate to the customers the extent of the amenities and facility that may come up in the project as per the present approved layout. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the parties.



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of Tycoons



EXCLUSIVE BANKING PARTNER