



**A LIFE  
BEYOND  
AWAITS  
YOU**



Image for representation purpose only.

Launching  
The **Capital Tower**  
Infinite Experiences, Finite Hours

**Luxury 2, 3 & 4 Bed Sundeck Homes**

— Kharghar, Navi Mumbai —



# Welcome

**Unending Exuberance in Your Life.**

In our township there is no room for mediocrity & there is enough room for an extraordinary lifestyle embellished with limitless experiences. At The Capital City, amenities are meticulously curated to provide you with unforgettable experiential living.

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**Mesmeric moments every minute, just for you.**



6:00 PM | THE CAPITAL CITY

**Walk**  
into a lavish lifestyle  
one step at a time  
while the world's expectations  
walk towards mediocrity.

**PROMENADE**

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5:00 PM | THE CAPITAL CITY

**Experience**  
unending togetherness  
with your extended family  
while leaving the chaotic  
lonesome feeling.

**COMMUNITY SPACE**

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11:00 AM | THE CAPITAL CITY

**Meet**  
the calmness around you  
and mute the miseries away

**CO-WORKING SPACE**

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Away from the hustle bustle of the city life, The Capital City is an abode where along with you resides boundless living, uncountable moments of joy & endless pleasant time. A township composed with an array of amenities like a swimming pool, cricket pavilion, scented garden, sunken lounge and more, for you to have a taste of experiential living at its best. Come, watch time pause at our mindfully designed property.

**The township holds in itself a marvel that symbolizes magnificence, majesty & infinite joyful moments.**

# ■ The Capital of Infinite Experiences.



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- Navi Mumbai's largest private park
- An ecosystem, where families stay in harmony with native flora having a multitude of amenities on a single vehicle-free podium
- Thoughtfully crafted for every age group
- 4-storey structure above the ground level, creating an inspiring space and protective island for the residents
- Landscape inspired by valleys and rivers



- A realm of retail outlets to provide you with infinite experiences out of your home
- Inspired by and built along the lines of bustling shopping places in some of the most beautiful cities on earth, including Dubai, Singapore, and Paris
- For all your infinite aspirations, this multi-levelled shopping destination will have anchor stores of leading brands
- Fine dining, Salon, Large format supermarket, Convenience stores etc.

# ■ The Capital of Magnificence & Class.



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- Welcome infinite business opportunities at your doorstep
- The Capital District will provide a spectrum wide enough to give wings to all ambitions, from enormous office spaces to smaller sizes, enabling our residents to live the walk-to-work concept and spend more time with their families
- Architected to add infinite success & growth in the lives of residents



ELYSIUM  
MEMBERS CLUB

- Add infinite fun & joy to your lives with Navi Mumbai's largest luxury clubhouse
- More than a clubhouse, Club Elysium is a community that offers membership to those who appreciate its value and have a taste for lavish living
- Different levels of the club cater to different experiences
- Exclusive spaces crafted for your social circle
- Gym, Squash Court, Hobby Area, Fine Dining & many more



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**The Crown Jewel of The Capital City.**

# Master Plan

- 1. The Club Elysium\*
- 2. The Capital Street\*
- 3. The Capital District\*
- 4. The Capital Park\*
- 5. Future Development\*



\*This image is representative of the proposed development. The design and master plan are subject to change. The development will be delivered phase wise.

# State-Of-The-Art Amenities

- 1. Towers
- 2. Tower Lounge
- 3. Covered Pathway
- 4. Indoor Games
- 5. Toddler's Play Area
- 6. Tea Lounge
- 7. Cafe Seating
- 8. Jogging Track
- 9. Promenade
- 10. Cricket Ground
- 11. Cricket Pavilion
- 12. Cricket Practice Area
- 13. Futsal Court
- 14. Futsal Pavilion
- 15. Bio-River
- 16. Sunken Lounge
- 17. Alfresco Dining
- 18. Yoga And Meditation Courtyard
- 19. Dense Follage
- 20. Senior Kid's Play Area
- 21. Games Lawn
- 22. Canopy Sitting
- 23. Seniors' Court
- 24. Junior Kids' Play Area
- 25. Scented Gardens
- 26. Reading Areas
- 27. Community Space
- 28. Silence Zone
- 29. Social Scape
- 30. Teens' Corner
- 31. Picnic Lawn
- 32. Camping Lawn
- 33. Party Lawn
- 34. Skating Bowl
- 35. Hard Paved Area
- 36. Coworking
- 37. Rock Feature
- 38. Fire Ramp
- 39. Walk-over Bridge
- 40. Green Screens
- 41. Acupressure Walkway
- 42. Discussion Space



**Tower Lounge** | Unwind and find your solace in our Tower Lounge.



**Cricket Ground** | We go beyond boundaries to elevate your lifestyle.



**Canopy Sitting** | Share a seat with mesmerizing views in a majestic ambience.



**Party Lawn** | Indulge in endless celebrations & timeless moments.



**Bio River** | Experience the flow of calmness.



**Social Scope** | Bond with a community that believes in boundless relationships.



**Skating Bowl** | An experience for you to keep rolling.



**Cafe Seating** | Tea & tranquility, served together.



**Alfresco Dining** | Make infinite memories with every bite.



**Camping Lawn** | Create infinite stories every second.



# At The Center, Painting Picturesque & Eye Widening Views just for You.

The architecture of The Capital Tower is planned to serve you with breathtaking panoramic views of the city with hill view on one side and view of The Capital Park on other.

So, sip on your favourite cup of coffee and see the time stand still while you unwind to splendid views.

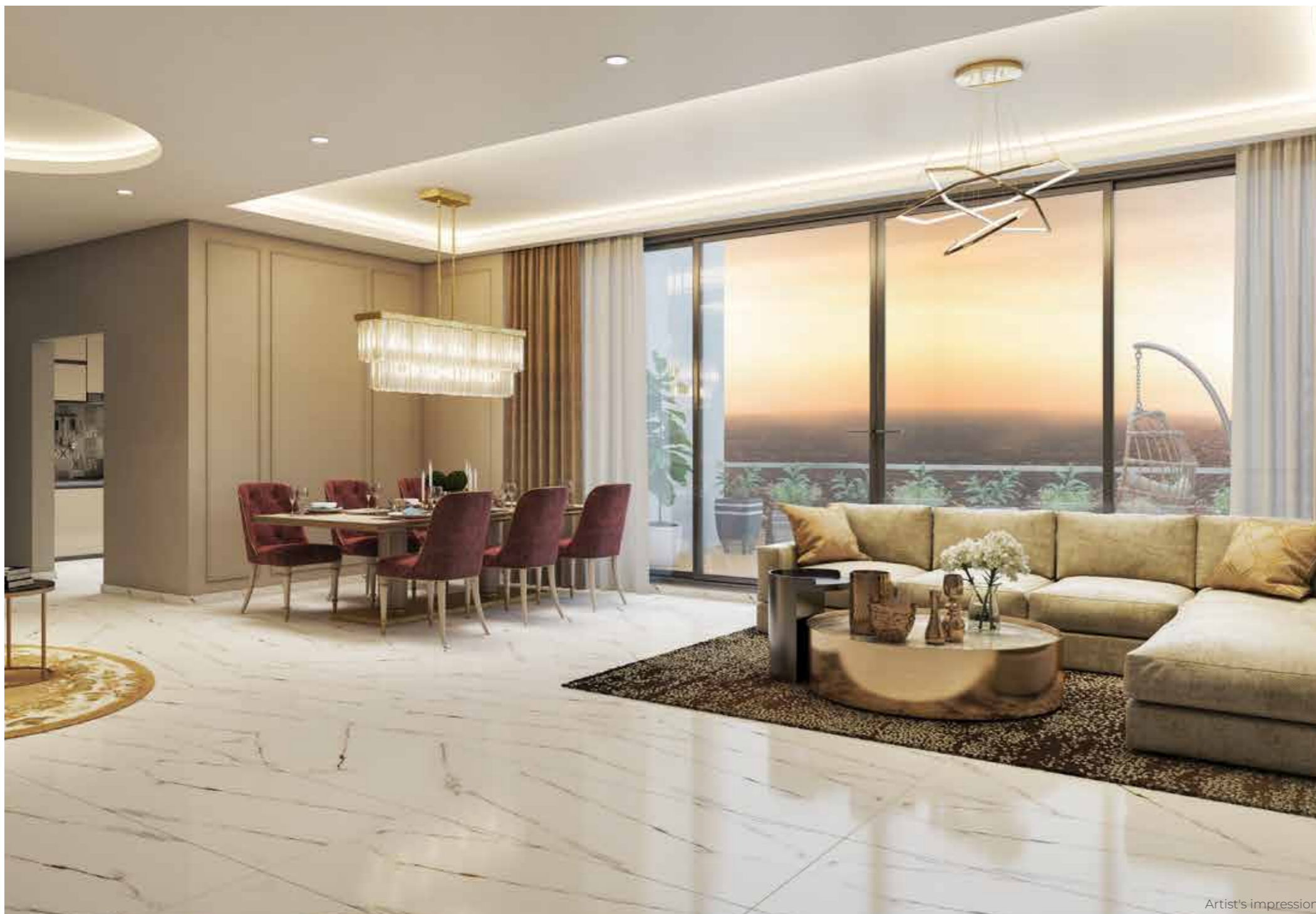


# Create Timeless Stories Adorned with Moments of Joy and Togetherness.

Homes in The Capital Tower are beyond four walls. Here resides timeless stories, infinite joy & never ending relationships. We make homes that are a blend of form & functionality. They are spacious, well-planned & lavish in every corner.

One of the largest homes in the micro market.





Artist's impression

## Every Home in The Capital City is Architected to Enrich Every Second that You Spend with Your Family.

Here, you embrace moments that hold in luxury, convenience and views crafted by mother nature just for you.

### An array of features to enhance the daily living of house owners

- Double height sun decks with French windows
- Cross ventilation in all residences
- Premium vitrified tile flooring
- Separate wardrobe areas in bedrooms
- Premium granite countertops
- Stainless steel sinks
- Chrome plated bathroom fittings with premium sanitaryware and designer anti skid tiles



Images for representation purpose only.



# A Lifestyle Tailored To Enhance Your Time.

A lifestyle crafted for your convenience awaits you in The Capital City. It is our constant endeavour to add up to every second of your life by associating with brands that cater to your preferences.

At The Capital City, every second you live is a moment frozen in luxury.



- A promise of life, 100x faster powered by Airtel Xstream
- High-speed internet across all common areas
- Superior and uninterrupted voice connectivity
- Optical fibre connection to each home



- Navi Mumbai's first Digital Supermarket by Big Basket
- Multiple vending machines for 24x7 fresh daily essentials



- Easy connectivity to prime residential & commercial hubs across MMR



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\*Disclaimer: The company shall not be responsible for the provision/fulfillment of such services directly or accountable for the continuity of such services.

# Grandeur Crafted by Geniuses.

Discover a lifestyle that radiates opulence and majestic grace. Our houses are located in a township where we have created a variety of experiences for you to explore.



Reem Island Tower, Abu Dhabi, UAE

## AO Landscape - Landscape Consultants

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It is more than a home, where infinite experience resides. Experience a way of life that exudes lavish and regal style. Our homes are ensconced in developments where we bring alive a multitude of experiences for you to indulge in.



Marina Bay Sands, Singapore

## AEDAS - Master Planners of Adhiraj Capital City

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They conceptualised Adhiraj Capital City with a vision to give Navi Mumbai. Its first-ever international living experience with differentiated architecture and landscape.

## The Names Behind Making Us, A Name That Stands Out Of The Crowd



Taivexmalo Spa, Venetian Macao Resort

## ILC - International Leisure Consultants

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- Club Elysium, the largest luxury clubhouse designed by experts
- For Club Elysium they have replicated a community environment that not only resonates with the residents but also with external members of Navi Mumbai's elite



Makkah Hotel & Residential Complex, Saudi Arabia

## HBA Studio - Interior Designers of Club Elysium

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For Club Elysium, they benchmarked it with the best clubs around the world, while keeping the ethos of Indian design sensibilities.

**Most, opportune time for you to invest in  
the blooming ecosystem of  
Navi Mumbai.**

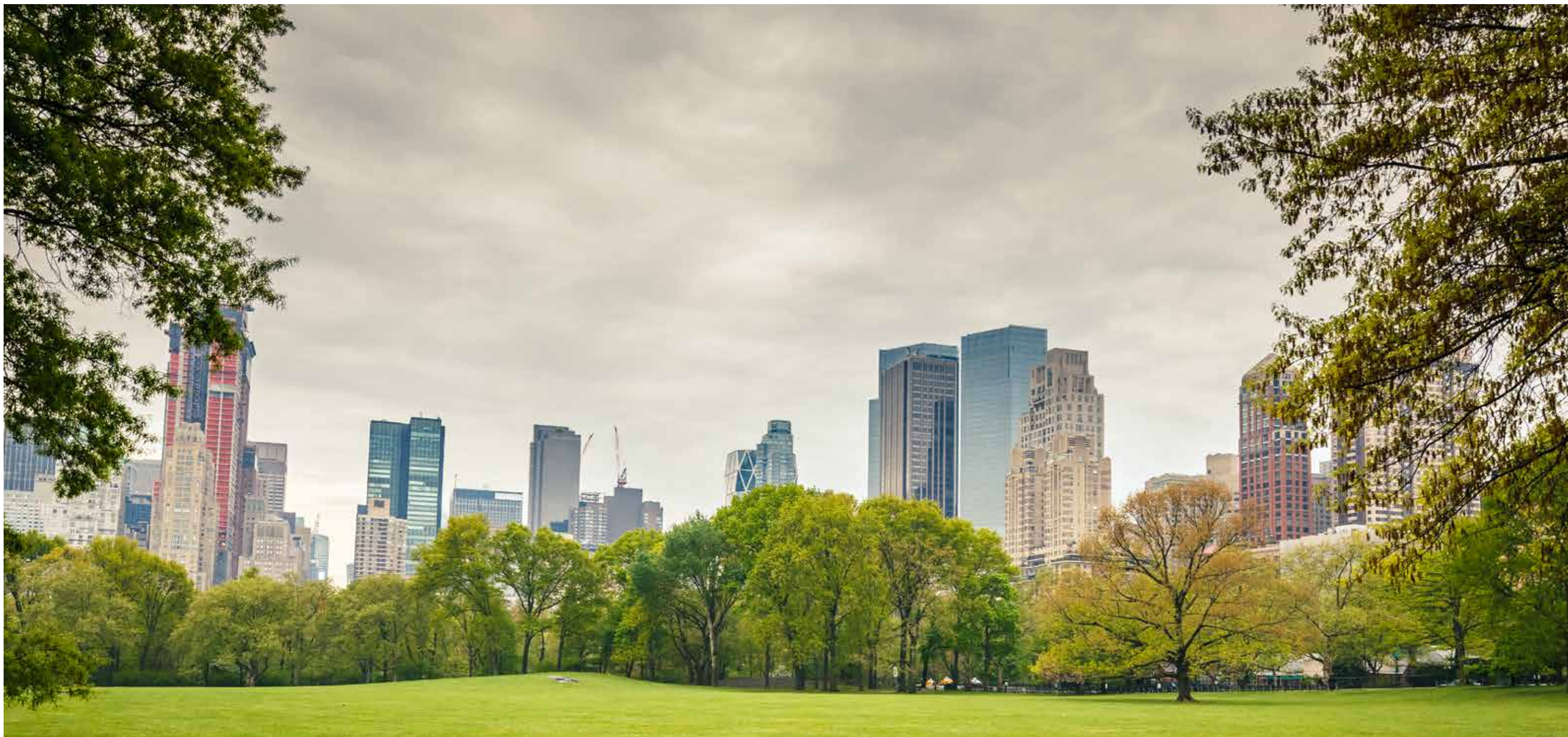


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### **Infinite Growth Opportunities right at Your Doorstep.**

- Navi Mumbai ranks 3<sup>rd</sup> in the list of Cleanest Cities in India in Swachh Survekshan 2022\*
- 6<sup>th</sup> out of 4000 cities and towns in the Ease of living index\*\*

\*Data as per Swachhta Survey 2022 under Swachh Bharat Mission

\*\*Data as per the Ease of Living Index released by Ministry of Housing and Urban Affairs 2022

# With development comes Endless Business Opportunities & Boundless Living.

## Upcoming Mega Projects



### The Navi Mumbai International Airport

- Nearly 2x the size of Mumbai International Airport
- Will handle 90 mn passengers per year
- It can be accessed using Navi Mumbai Metro
- 372 sq.km. of Navi Mumbai Influenced Notified Area (NAINA) for planned development, leading to high economic activity and growth



### Virar-Alibaug Multimodal Corridor

- 126 km road will be connecting Virar and Alibaug via Taloja
- The MMC will have multiple interchange nodes, with highways connecting Mumbai to Ahmedabad, Agra, Pune and Goa
- The Multi-Corridor is likely to have 72 bridges, 21 flyovers, 2 overpasses and 25 vehicular underpasses



### Mumbai Trans-Harbour Link (MTHL)

- Longest sea bridge in India with 21.8 km, connecting Sewri to Nhava Sheva
- Freeway-grade road with 6 lane highway along with 2 emergency lane
- Reduced travel time from Navi Mumbai to Mumbai by 30 minutes



### Navi Mumbai Marina

- World-class Marina spanning 3 acres
- Hub of fun, food and frolic with floating restaurants and yacht clubs for entertainment



### Navi Mumbai Metro

- Five lines were planned overall totalling 106 kms
- 23.4 km, Line 1 from CBD Belapur to Pendhar is under trial phase
- Kharghar has 7 Metro stations within itself, providing seamless connectivity



### Coastal Road (Planned)

- A 8-km long road from Spaghetti, Kharghar to the upcoming Airport, via Belapur.
- INR 1031 crore project, expected to be operational by 2025.

# Kharghar - Right at the centre of Navi Mumbai. A Centre of Luxurious, Accessible & Lavish Living.



## Navi Mumbai Corporate Park, Kharghar

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- 345 acres of CIDCO commissioned business district, on the lines of Bandra-Kurla Complex
- Grade-A commercial district, with top corporates driving employment and growth
- Daily floating population of 1 Lakh



## Central Park, Kharghar

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- One of Asia's largest urban parks, the Central Park is spread over 290 acres
- Includes a plethora of theme parks, sports facilities and an amphitheatre



## Kharghar Valley Golf Course

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- 18 hole golf course (11 operational) open to public
- Spread over 103 hectares with a clubhouse



## Kharghar-Turbhe Parsik Tunnel (Proposed)

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- An 8 km long road with 3 km in tunnel, the 8-lane tunnel would be connecting Turbhe Station to behind TATA Hospital in Kharghar.
- INR 1300 crore infra project.
- Would ease the traffic on Sion- Panvel expressway.



# Invest Now without squandering a second in this second to none tower.

This is your moment, so capture it and own a home in the heart of Kharghar.

## Business and social infrastructure that keeps you in the lead!

### Weekend destinations – within 100 kms\*

Lonavala, Matheran, Aamby Valley, Adlabs Imagica, Alibaug

### Commercial centres – 20 minutes\*

DAKC – Dhirubhai Ambani Knowledge Centre, Mindspace – Juinagar, IT & ITES – Mahape, Vashi and CBD Belapur

### Colleges – 15 minutes\*

MGM Engg. & Med. College, D. Y. Patil Engg. College, NIFT – Fashion Technology, ITM – Management College, NMIMS – Management College

### Entertainment & Shopping – 15 minutes\*

Little World, Glomax, Seawoods Grand Central, Inorbit Mall

### Health facilities – 10 minutes\*

TATA Cancer Research Centre, MGM Hospital, Apollo Hospital, Sterling Wockhardt Hospital

### Schools – 10 minutes\*

Apeejay, Ryan International, Bal Bharati, DPS

### Recreation – 10 minutes\*

World-class Golf Course, ISKCON Temple, Kharghar Hills, Central Park, D. Y. Patil Stadium



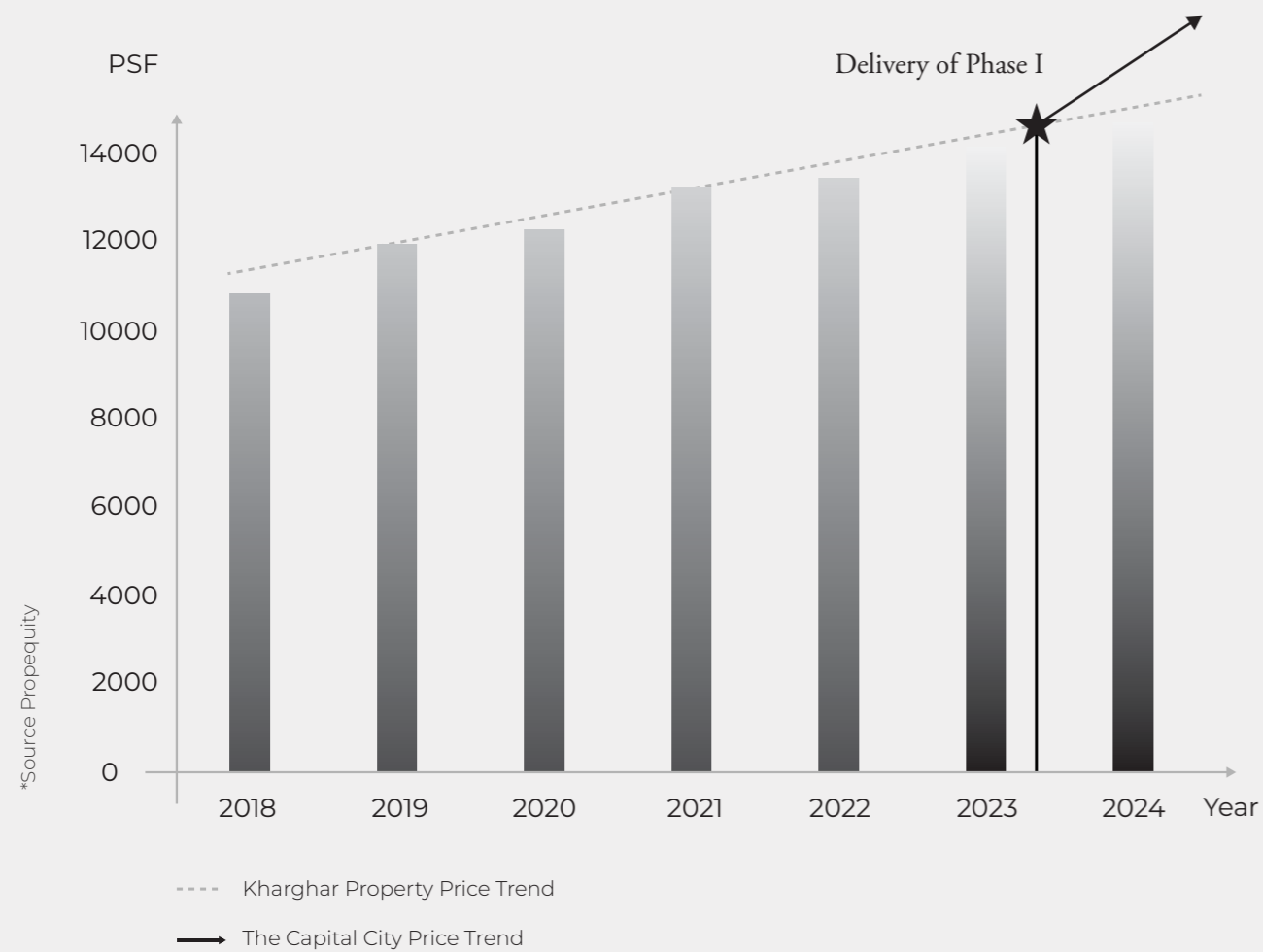
Proposed infrastructure in the map is subject to govt. approval.

\*Internal research

# Your Opportune Moment has arrived.

Given that we have applied OC for the first phase of The Capital City, we are ready to welcome an inclining growth around the township.

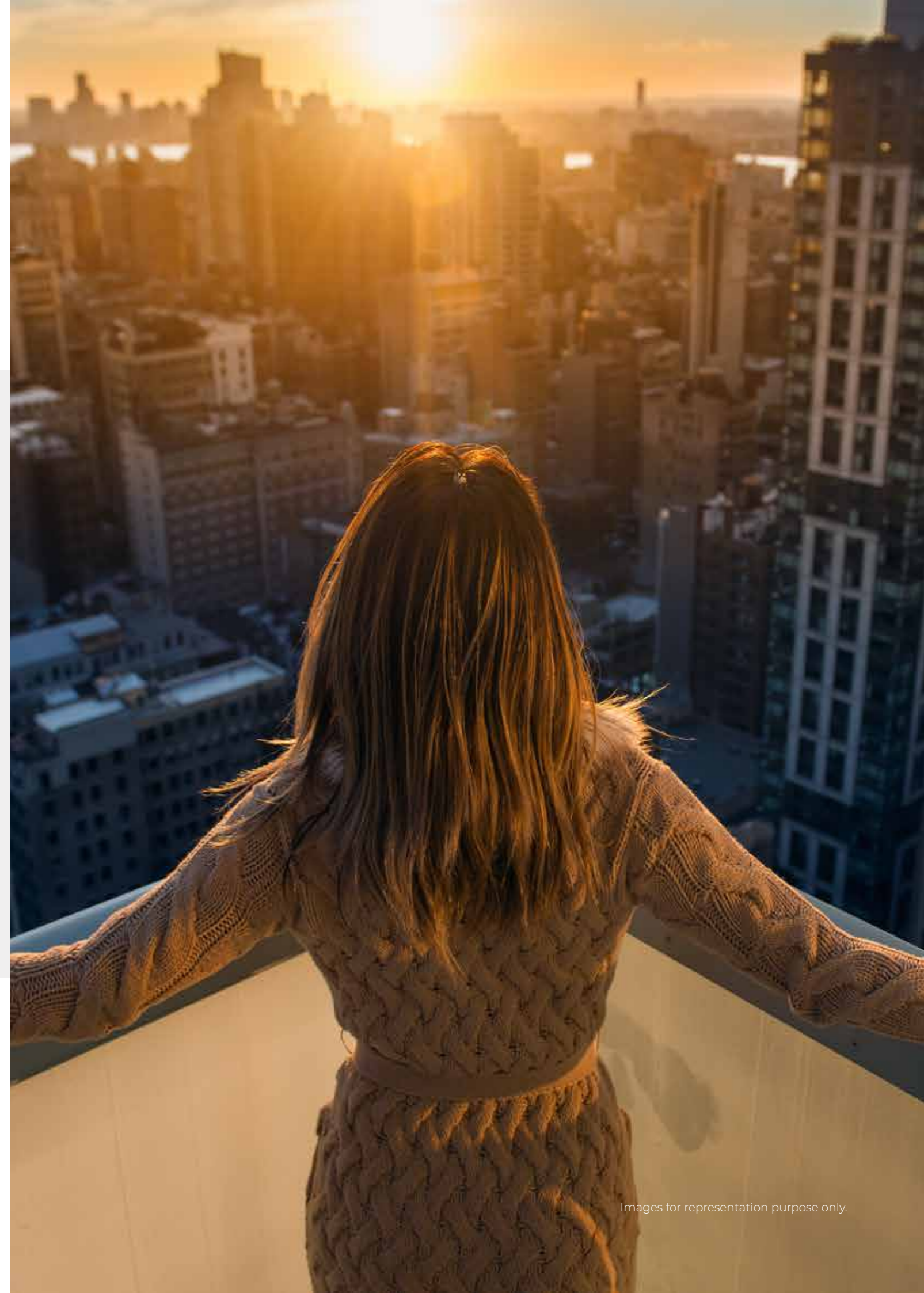
We are at the nexus of the legacy of our past triumphs and the beginning of a new era.



**Your Golden Opportunity to own a home at Navi Mumbai's finest international lifestyle destination is here, before prices appreciate by 20%**

**Now is your only chance to own 2X amenities at 35% lesser price.**

**LUXURY 2, 3 & 4 BED SUNDECK HOMES STARTING ₹84.99 LACS +**



Images for representation purpose only.



Brought to you by Navi Mumbai's forerunners in  
New Age architecture

Over 3,000+ satisfied clients and a heritage  
spanning 25+ years

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The building has been registered as a real estate project with MahaRERA Reg. No. Tower T2 - P52000048649. and details of this is available at website - [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in) | Project Financed by LIC Housing Finance Ltd | T&C apply



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