

PRESENTING LARGE-SIZED
UPPER CREST 2-BED RESIDENCES
(+STUDY)* IN NAVI MUMBAI'S
MOST ICONIC TOWERS.



ADHIRAJ CODENAME

CAPITAL CITY
KHARGHAR



Artist's Impression

An unmissable opportunity offering residents of Navi Mumbai and Mumbai the chance to reserve a residence at the highest point of Navi Mumbai. Claim your slot at the top as a city takes shape around you.

Choose from large 2-bed residences (+ Study)* with 3 sides open, in two of Navi Mumbai's tallest iconic towers, soaring 55 storeys tall, with completed structures and in rapid stages of construction. Corner residences with space-maximising and a **3-bed convertible layout**, and super-ventilated spaces, offering unparalleled views of the hills and the cityscape. Watch the magnificent, market-shaping 300-acre CIDCO-commissioned BKC-2, a mixed use behemoth come alive, around you. A limited-period opportunity from Adhiraj Group, Navi Mumbai's No.1 developer – panning 16th May to 16th June, 2019.

UPPER CREST 2-BED RESIDENCES (+ STUDY)* STARTING AT ₹1.11CR ONWARDS



CAPITAL CITY, A DESTINATION IN ITSELF. HOME TO NAVI MUMBAI'S MOST ICONIC SKYSCRAPERS.

Strategically located at the convergence of several transit systems, which make it seamlessly connected to all nodal points of Navi Mumbai, Mumbai and Pune; Capital City, Kharghar, envisioned and planned across a staggering 40 acres, is the largest international-styled township of Navi Mumbai. Inside, world-class mixed use environs and flowing landscapes, designed by Aedas, Singapore – offer a luxuriant life – while outside, a host of commercial business centres, schools, colleges, medical facilities, entertainment and retail hubs offer secure, uncompromised and wholesome living.

Offer Highlights:

- On offer, the topmost city and hill-view 2 bed (+ Study)* residences, set within 2 iconic and landmark 55-storey skyscrapers, the tallest in Navi Mumbai.
- Resurgence of large-sized, uncompromised 750+ sft (carpet area). Upper Crest 2 bed (+ Study)* residences, with 3 sides open.
- Located within 40-acre development, with over 6-acre of central greens.
- Path-breaking swivel design, in clusters of 5 levels, which swivel every 5 floors, creating recreation spaces and lounge areas – veritable neighbourhoods in the sky, with a 5-storey tall open canopy.
- Overlooks the development of proposed 300-acre CIDCO-commissioned BKC-2, a mixed use mini township, with a floating population of 1 lakh+, self sustainable with education centres, hospitals and entertainment hubs. A landmark thrust to the micro-market.



Reference Image

A CITY AND A HOME CLOSE TO WHAT MATTERS.

Stay at the core of Kharghar and enjoy its well-embedded connectivity to South Mumbai, Central Mumbai and beyond.

Major roads: 32m wide | Arterial roads: 18m wide

Wider roads that are built with the sole purpose of not creating congestion for your smooth commute.

12-lane Sion-Panvel Express Highway

A highway with 12 lanes will connect you anywhere you wish to go, minus the hassles.

Mumbai-Pune Expressway starting from Kalamboli

With the Mumbai-Pune Expressway close at hand, transit to Pune is merely a short drive.

Proposed Trans-Harbour Sea link (Sewri to Nhava-Sheva)

South Central Mumbai, Sewri, Lower Parel and Worli come closer with the proposed Trans-Harbour Sea Link. Arrive at South Mumbai over a breezy 40-45 minute drive.

Proposed Koparkhairane-Vikhroli Link Bridge

Connecting you to Eastern and Western parts of Mumbai with the proposed Koparkhairane-Vikhroli Link Bridge.

Upcoming Navi Mumbai International Airport

Planned towards double operating capacity as that of the Mumbai Airport, the International Airport, envisaged at Navi Mumbai will make international transit quicker than ever before.

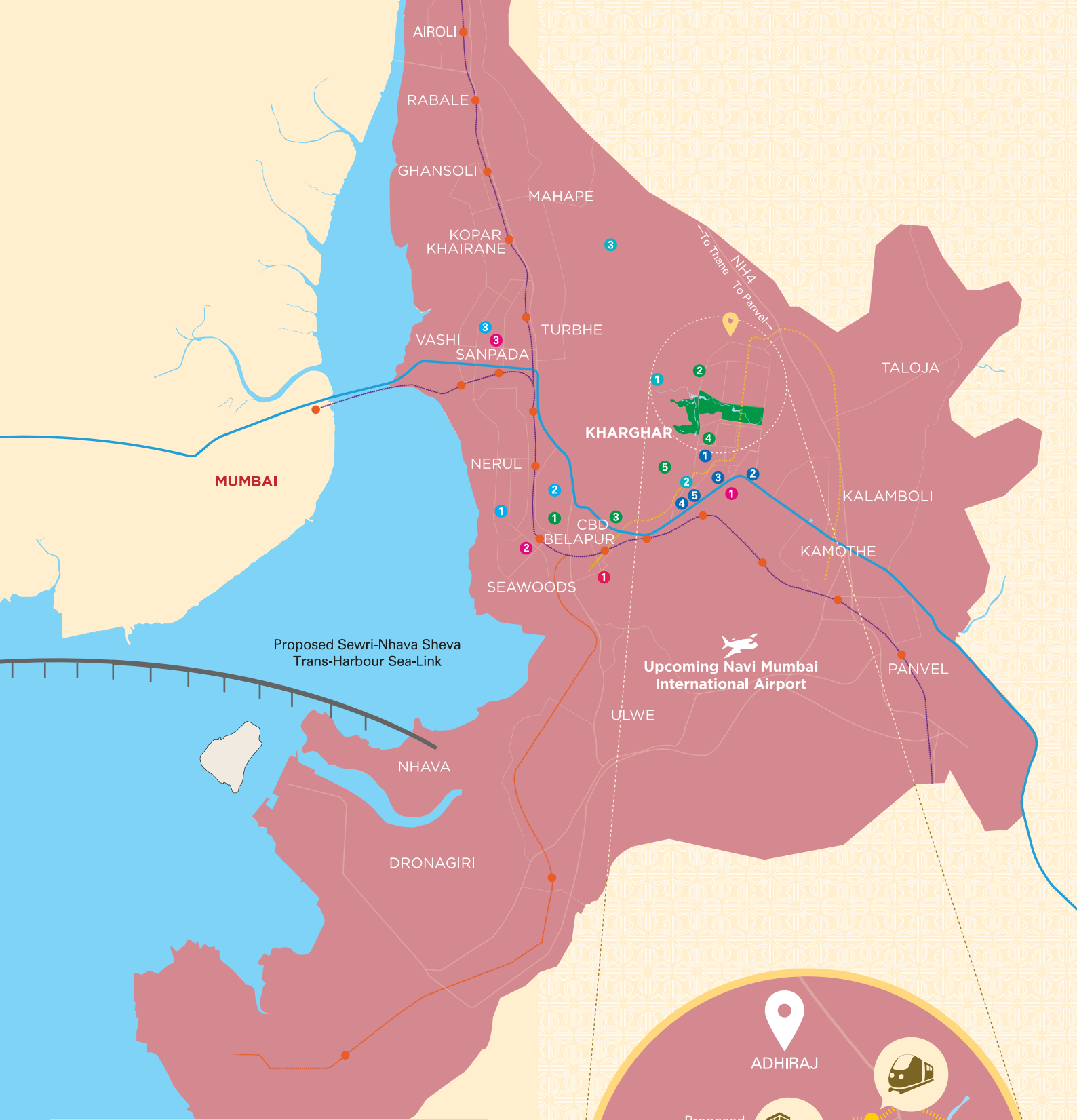
Upcoming Metro connecting Kharghar to Navi Mumbai International Airport

With the Metro station just 500 m from Adhiraj Codename Capital City Kharghar, you may transfer from home to the airport via Metro, if you so choose.

Navi Mumbai International Airport:
Construction in Full Swing,
Accommodation Times | Oct 25, 2018








Why the Navi Mumbai airport will be a
boon for India's financial capital.
Business Today | Feb 14, 2017

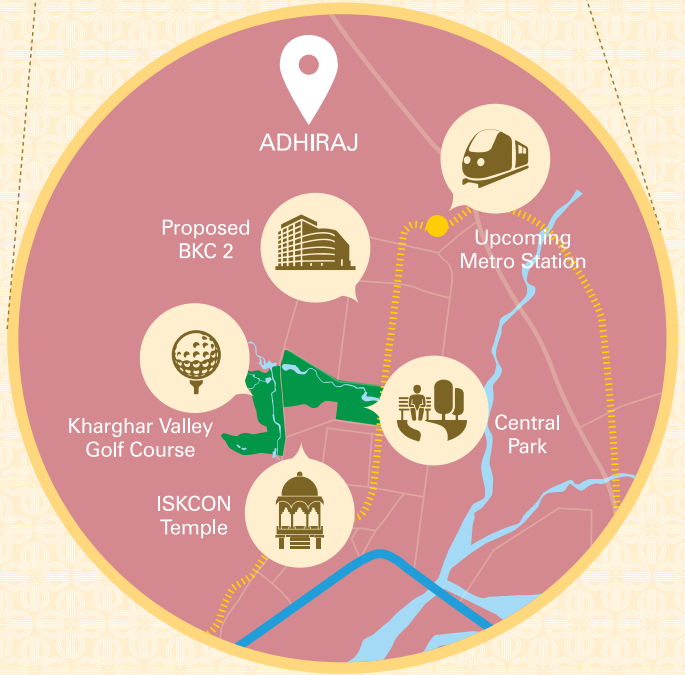
Commerce hub twice BKC's size
planned for Navi Mumbai.
The Times Of India | Jan 20, 2017



Well-connected. And how.



-  Sion-Panvel Expressway
-  Main Access Roads
-  Internal Roads
-  Railway Line
-  Upcoming Belapur-Uran Rail Link
-  Upcoming Metro Line-1
-  Railway Stations





Artist's Impression

The perks of living at Capital City. Embrace an international lifestyle.

Club Elysium – The region's first 7-star Club.

Bespoke luxury and leisure club amenities befitting world citizens, present themselves at Club Elysium.



Reference Image



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Highlights of Club Elysium

Swimming Pool | Salon & Spa | Health Club | Jacuzzi | Fine Dining | Sports Bar | Business Centre | Performance Arena
750 PAX Banquet Hall | Tennis Court | Futsal | Hobby Area and Creche for Children | Indoor Sports Arena



Reference Image



Reference Image

Multi cuisine restaurants, cafes and patisseries

Living with a view is a privilege. Dining with a view, divine. Indulge yourself with an eclectic mix of restaurants, cafes and patisseries.

High Street Retail & Multilevel Commercial Complex

International to domestic to hand-made, our high-street shopping zone will play host to the finest brands. You may even be fortunate enough to walk to work.



Reference Image



Reference Image

Amphitheatre

Enjoy cultural, commercial and all other kinds of plays, skits and performances at the amphitheatre built just for your leisure and entertainment.

Galleries to host exhibitions

A dedicated gallery for everyone to exhibit or view art, craft and fashion.



Reference Image



PRESENTING NAVI MUMBAI'S MOST ICONIC SKYSCRAPERS. THE CITY ACKNOWLEDGES A LANDMARK. FOR YOU, IT'S HOME.

Soaring at over 590-feet tall each, these twin towers, a marvel created with the world's finest construction technologies at play – are already a landmark. Perched at the top, 45th floor upwards, your residence will have vantage views of the cityscape and hills. As tastes and needs evolve, these lavish 2 bed (+ Study)* sky residences also offer an evolutionary yet elegant approach towards enhanced usable space.

Reserve your residence at the highest point of Navi Mumbai. Claim your slot at the top as a city takes shape around you.



The Tallest Skyscrapers in Navi Mumbai

Unrivalled majestic height of 590-feet and 55-storeys tall.



Unparalleled Views

Breathtaking views of the hills and the Navi Mumbai cityscape. A privilege and joy, for a lifetime.



The Capital City Advantage

Nestled within the 40-acre planned Capital City development, which has over 6 acres of central landscape.



Path-breaking Swivel Design & Sky lounge

A unique design that swivels every 5 floors to create pockets of open 'Sky Lounges', dedicated towards lounging and community-building. Veritable 'neighbourhoods in the sky' with 5-storey tall open canopy.



Overlooking the emergence of the market-shaping, mixed-use BKC 2.

Inspired by BKC, CIDCO-commissioned BKC-2, a massive 300-acre mixed-use development will play host to abundant commercial and retail options, while creating commercial ecosystems and redefining the economy of the micro-market. Your home at Capital City overlooks it – as you see the birth of a world-class neighbourhood.



Upper Crest 2 Bed (+ Study)* Residences

Celebrate the resurgence of large-sized homes with uncompromised space. The lavish 750+ sq. ft. 2-bed residences can also be made to customise into additional space. This additional space can evolve into a Children's Room, Study Room, Play Area, Pooja Room or even a Guest Bedroom in the future, as per your family's evolving requirements. Each residence has 3 sides open to give you unimaginable ventilation.



Artist's Impression

2 grand entrances. Grander transfers to your abode, above.

Grand Entrance Lobby: Regal living starts at the onset

A triple-height statement designed to be just as grand as a 5-star hotel. A perfect foil for your family and guests to the pristine life that awaits above.

High-speed elevators, because every second counts

The iconic towers at Capital City feature Destination Control High Speed Elevators (fastest in Navi Mumbai), saving significant time. Over a 50-year stay and twice-a-day commute, you end up saving 100 days of quality time.

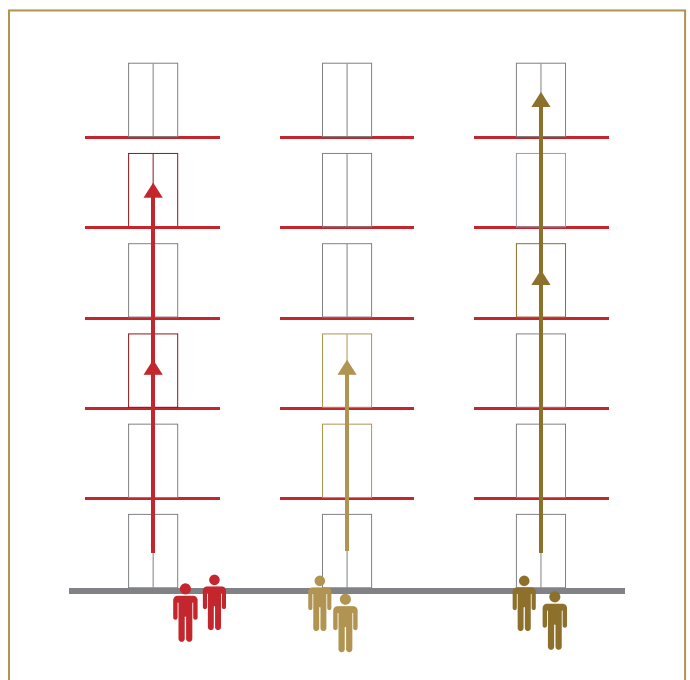
Entrance court | Jogging/Walking Track | Central Lawn | Gazebo | Fitness corner | Half Basketball | Cricket Pitch
 Study/Sitting Area | Chess Plaza | Kids' Playground | Elderly Seating | Reflexology/Zen Garden | Fragrance Court
 Maze | Ludo/Games Area | Yoga | Meditation Flower/Herbal Garden | Plantation | Sculpture | Pets Park



Artist's Impression of Entrance lobby



Artist impression of Lift Lobby





Reference Image

Not just homes, these are legacies.

Residence Features

- Well-planned large 2 bed (+ Study)* Residences (can evolve to accommodate additional beds)
- 3-sides open, with abundant ventilation
- Vitrified Tile Flooring
- Acrylic Emulsion Paints on Internal Walls
- Anodised Aluminium Sliding Windows
- TV & Telephone points in Living Room & Bedrooms

Bathroom Features

- Anti-skid Vitrified Flooring
- Ceramic Tile Dado up to Door Height
- Concealed Plumbing
- Branded C.P. Fittings & Sanitary Ware

Kitchen Features

- Vitrified Tile Flooring
- Granite Platform with Stainless Steel Sink
- 2 ft. Tiled Dado above Platform

Safety Features

- Fire-fighting systems
- Power Back-up for Elevator and Key Utility Areas
- Intercom System & Video Door Phone
- Premium Electrical Fittings



Artist's impression



Actual View of the Iconic Towers



Life-enriching design: Creating Sky Lounges, 'Neighbourhoods in the Sky' – spaces that become the great social congregators.

The iconic towers at Capital City are designed with an overriding motive to create neighbourhoods that connect people living on the higher floors.

SKY LOUNGES

The Swivel design creates a 5-storey tall open area, the Sky Lounges, every five floors. These become social congregation spots, like the aangans of yore.

A REFRESHING THEME, EVERY 5-STOREYS

Each neighbourhood-in-the-sky has a theme of its own – from barbeque corners to observatory to play area and more.

EYE ON THE GROUND

Thoughtfully-placed, windows overlooking these sky lounges allow parents to cast a watchful eye over their little ones.

5-storey high Sky Lounges every 5 storeys.



Zen Area Sky Lounge



Observatory Sky Lounge

UPPER CREST 2 BED (+ STUDY)* RESIDENCES



Convert the additional space into...



Reference Image

CHILDREN'S ROOM



Reference Image

STUDY ROOM



Reference Image

HOME OFFICE



Reference Image

GUEST ROOM



Reference Image

HOME LIBRARY



Reference Image

Expand your social circle with a buzzing social infrastructure.

Commercial Centres – 20 minutes*

DAKC - Dhirubhai Ambani Knowledge Centre, MIDC, Talaja, Mahape, Ambernath, IT & ITES - Mahape, Vashi and CBD Belapur, Proposed BKC 2

Schools – 10 minutes*

Apeejay - Kharghar, Ryan International, Balbharti DPS

Colleges – 15 minutes*

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

Health Facilities – 10 minutes*

TATA Cancer Research Centre, MGM Hospital, Verla Med. Hospital, Niramay Super Speciality Hospital

Weekend Destination – 1 hour away*

Lonavala, Matheran, Aamby Valley, Adlabs Imagica, Alibaug, Kolad

Recreation – 10 minutes*

World-class Golf Course, Iskcon Temple, Kharghar Hills, Central Park (D. Y. Patil Stadium just a few minutes further)

Entertainment & Shopping – 15 minutes*

Little World, Glomax, Dmart, Inorbit Mall



SCHOOL

KHARGHAR HILLS

LOCATION	TRAVEL TIME
KALAMBOLI	10 MINUTES
MAHAPE, DAKC	25 MINUTES
AIROLI MINDSPACE	25 MINUTES
THANE	35 MINUTES
EAST. EXP. HIGHWAY	45 MINUTES
CHEMBUR	45 MINUTES
BKC	55 MINUTES
ANDHERI - KURLA	55 MINUTES
FORT	55 MINUTES

*Approximate driving distance

We made these Iconic Towers for you.
But what makes us iconic is our ethos.

250 ACRES

of land parcels across Navi Mumbai,
Goa, Karjat

24+ YEARS

of real estate experience

2500+

happy families

55 STOREYS

Navi Mumbai's tallest structure

1st

Developer to construct swivel structure
in India*

*The first swivel design as designed by architect Kamal Malik



At Adhiraj Constructions, there are several ways we can describe ourselves. However, challenging the 'why' and the acumen to accomplish the 'why not', best defines us.

The symbiosis of Thoughtful Engineering and Thought Leadership has enabled us to create dynamic and self-sustaining spaces that go the extra mile in 'Enriching Life, Enhancing Lifestyles'. Creating a bedrock for iconic structures that are redefining the skyline of Navi Mumbai and the nation too.



Spectacular views

From the hills of Kharghar to the path of flamingoes to the majestic sunrises, catch them all as you sip your coffee by the window sill.

COMING HOME TO A GREAT APARTMENT IS ASTONISHING.
IMAGINE COMING HOME TO A GREAT APARTMENT
WITH AN EVEN GREATER VIEW.

Don't miss the opportunity to live at Navi Mumbai's highest point.

Limited-period booking window: 16th May to 16th June, 2019.



capitalcity.adhiraj.co.in

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