

**NOVA10**

YOUR NEXT LEVEL

PRESENTS

**GOLD CLASS LIVING**

POWERED BY



**NOVA10**

YOUR NEXT LEVEL

**APEX REALTY Corporate Address: Survey No 80/1 & 80/2, Next to Sri Sathya Sai Sanjeevani Hospital,  
Near Amandoot Metro Station, Rohinjan, Kharghar, Navi Mumbai - 410 208.**

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# YOUR NEXT LEVEL BECKONS

Welcome to NOVA 10 Elegance, where refined sophistication and grand design come together to create an unmatched living experience. Every element of this iconic residence has been crafted for those who seek nothing but the finest. From expansive interiors to impeccable finishes, NOVA 10 Elegance radiates exclusivity and style, making it the ultimate choice for connoisseurs of luxury.

## PROJECT HIGHLIGHTS



Lavish 3 & 4 BHK apartments designed for optimal space utilization



Impressive 30 ft-high grand lobby, creating a majestic entrance experience



Fully Vastu-compliant apartments, promoting positive energy



Spacious residences with 10.6 ft high ceilings and premium finishes



Enjoy panoramic views of the vibrant city and surrounding hills



Four exclusive clubhouses located at podium and rooftop levels



Unique butterfly concept floor plan with T-shaped passageways, ensuring complete privacy



Strategically located in Kharghar, Sector 37



G+39, 2 grand towers spread across 2.5 acres



Dedicated 4-level parking area





# GAIN THE LUXURY OF TIME WITH GOLD CLASS CONNECTIVITY

ARRIVE AT AN ELITE RESIDENTIAL ZONE SITUATED IN ONE OF KHARGHAR'S MOST PRESTIGIOUS AREAS, OFFERING A LUXURIOUS AND CONVENIENT LIFESTYLE.

## CURRENT CONNECTIVITY & UPCOMING INFRASTRUCTURE

### FINANCIAL HUBS

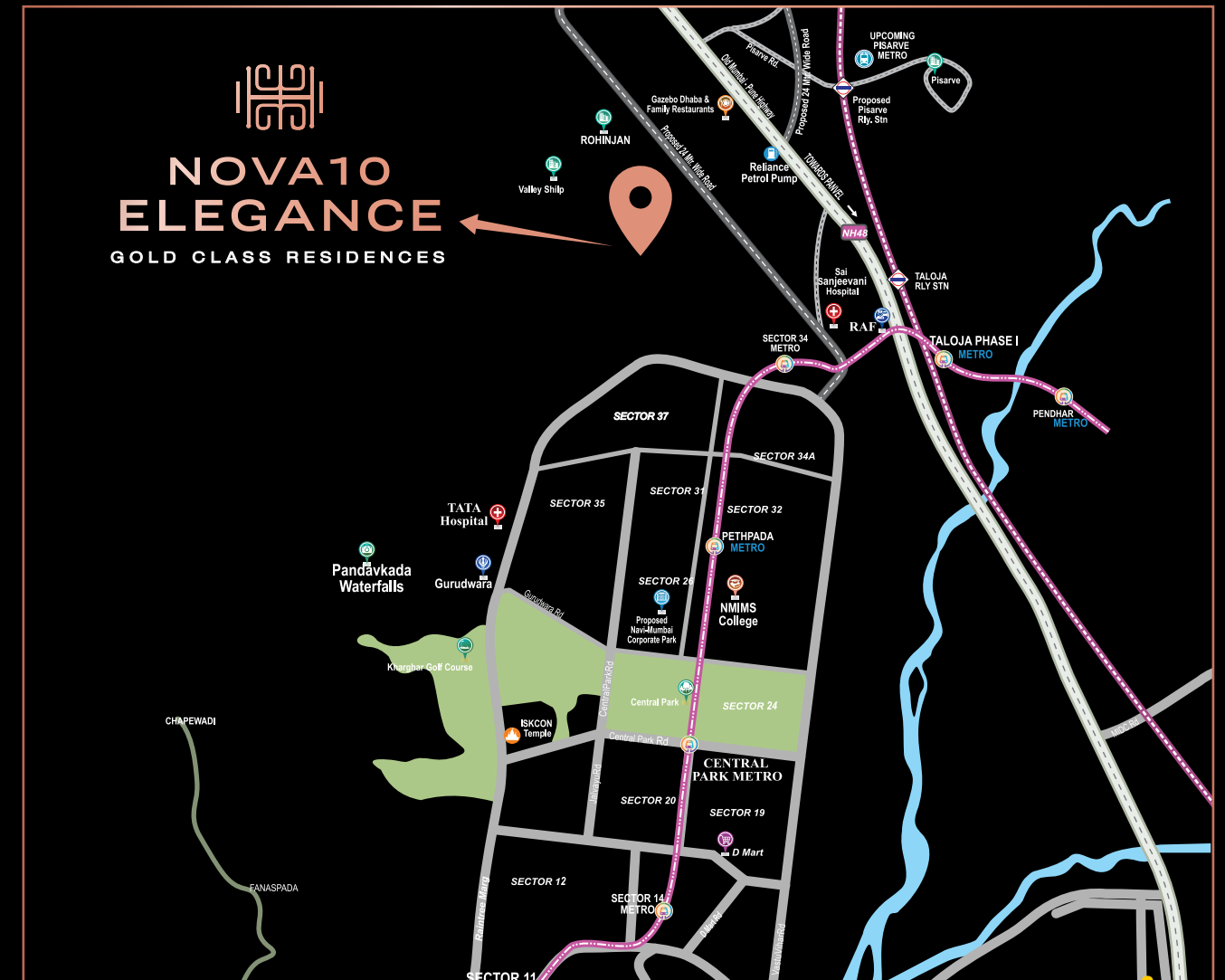
- Upcoming Corporate Park BKC 2 - 5 mins
- Belapur CBD (Central Business District) - 15 mins
- Vashi (Navi Mumbai) - 25 mins
- Navi Mumbai Special Economic Zone (SEZ) and Millennium Business Park, Mahape - 30 mins
- BKC (Bandra Kurla Complex) - 45 mins

### HOSPITALS

- Tata Memorial Hospital (ACTREC) - 7 mins
- MGM Hospital and Research Center - 10 mins
- Mitr Healthcare Hospital - 10 mins
- Asha Multi-specialty Hospital - 10 mins
- Medicovert Hospitals - 10 mins
- Niramaya Hospital - 12 mins
- Om Navjeevan Hospital - 15 mins

### EDUCATIONAL HUBS

- National Institute of Fashion Technology (NIFT) - 10 mins
- Institute for Technology and Management (ITM) - 10 mins
- Ramrao Adik Institute of Technology (RAIT) - 15 mins
- Apeejay School - 15 mins
- Bal Bharati Public School, Navi Mumbai - 20 mins
- DAV International School - 20 mins
- Ryan International School - 17 mins
- AC Patil College of Engineering - 25 mins



### RECREATIONAL PLACES

- CIDCO Football Stadium - 2 mins
- Central Park - 5 mins
- Pandavkada Waterfalls - 5 mins
- Kharghar Hills - 5 mins
- Golf Course - 7 mins
- Utsav Chowk - 7 mins

### SPIRITUAL PLACES

- ISKCON Temple - 5 mins
- Sacred Heart Church - 10 mins
- Sri Ayyappa Temple - 12 mins
- Belapur Hill Temple - 15 mins
- Shiv Mandir - 15 mins

### SHOPPING AND ENTERTAINMENT

- D-Mart - 7 mins
- Hiranandani Crystal Plaza - 10 mins
- Little World Mall - 15 mins
- Glomax Mall - 15 mins

# PROGRESS TOWARDS A BRIGHT FUTURE WITH GOLD CLASS INFRASTRUCTURE

## EXISTING INFRASTRUCTURE

### SEAMLESS ROAD CONNECTIVITY

- NH48 (Kalyan-Shilphata Highway)
- Mumbai-Pune Expressway
- Sion-Panvel Highway
- MTHL (Mumbai Trans Harbour Link)

### RAILWAY CONNECTIVITY

- Kharghar Railway Station

### METRO ACCESSIBILITY

- CBD-Kharghar-Taloja Metro Link

## UPCOMING INFRASTRUCTURE

### SEAMLESS ROAD CONNECTIVITY

- Upcoming Coastal Road Project
- Upcoming Kharghar-Turbhe Tunnel
- Upcoming Virar-Alibaug Multi-Modal Corridor

### METRO ACCESSIBILITY

- Upcoming Metro Expansions to Taloja, Panvel, and NMIA

### PROXIMITY TO NAVI MUMBAI INTL AIRPORT (NMIA)

- 20-minute drive to upcoming NMIA
- Enhanced connectivity with national and intl. travel options



RAILWAY CONNECTIVITY



INTERNATIONAL AIRPORT



ROAD CONNECTIVITY



METRO ACCESSIBILITY



## WHY KHARGHAR HAS EMERGED AS A GOLD CLASS INVESTMENT?

Kharghar has become one of Navi Mumbai's most promising investment hubs, offering a balanced mix of value appreciation and rental income. Apartments here are priced at an average of ₹16,400 per square foot, providing accessible entry points for both investors and homeowners. Popular projects with notable year-over-year (YOY) growth include Paradise Sai World Empire with a 49.1% YOY rise, Arihant Aradhana at 23.6%, and Proviso Green Woods at 22.5%. The overall YOY change in apartment prices in Kharghar stands at a healthy 4.1%, showing steady, sustained growth.

Source: 99 acres

## RENTAL INSIGHTS

The rental market in Kharghar is just as vibrant, catering to a wide range of budgets. Over 550 properties are available with rents below ₹30,000 per month, making it an affordable choice for many. For those seeking mid-segment options, there are 560+ properties in the ₹30,000-40,000 range, while premium rentals exceed ₹40,000 per month, offering luxury and exclusivity. Overall, monthly rental prices in Kharghar span from ₹15,800 to ₹78,800, positioning the locality as an ideal investment destination for both long-term growth and rental returns.

Source: 99 acres





SOAR TO THE PINNACLE OF  
LUXURY IN THE SKY

SKY LEVEL LIFESTYLE FACILITIES ACROSS 4 ZONES

AMANIA - THE LEISURE LOUNGE WITH CONVERSATION COVE



H2O - THE AQUA LOUNGE WITH SWIMMING POOL



AER - THE FINE DINE LOUNGE WITH AER CAFÉ



KAYA - THE WELLNESS LOUNGE WITH STEPPING STONE





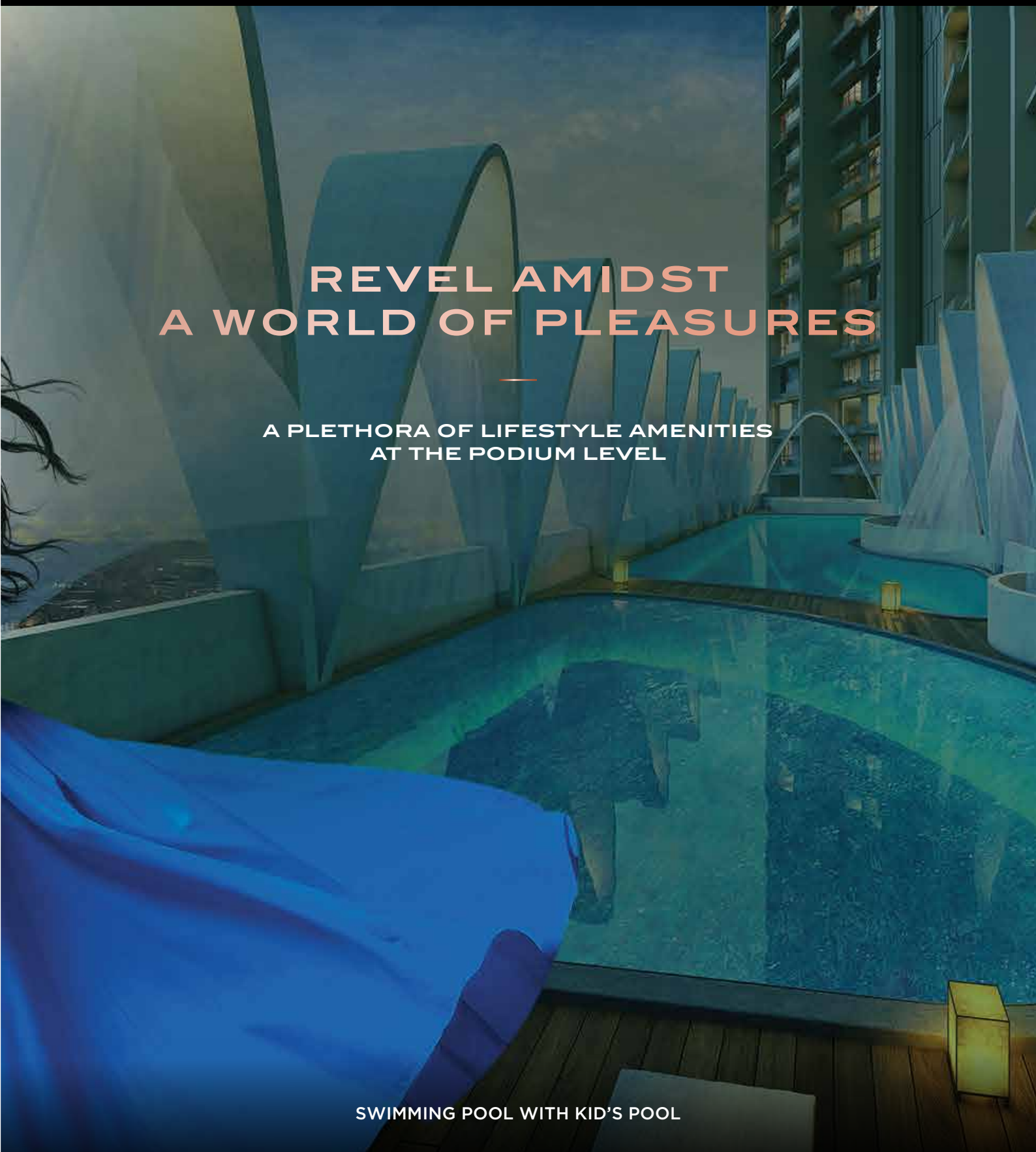
KID'S PLAY AREA



OPEN GARDEN WITH SENIOR CITIZEN SEATING



LAGOON THEMED CELEBRATION HALL



## REVEL AMIDST A WORLD OF PLEASURES

A PLETHORA OF LIFESTYLE AMENITIES  
AT THE PODIUM LEVEL

SWIMMING POOL WITH KID'S POOL



## EMBRACE TRUE SOPHISTICATION WITH GOLD CLASS SPECIFICATIONS

### INTERNAL SPECIFICATIONS



#### ELEGANT FLOORING & KITCHEN

**Refined Flooring:** The interiors boast butter matte tiles, providing a sophisticated, high-end appearance throughout the living spaces.

**Modern Kitchens:** Fully-equipped modular kitchens featuring movable shower panels and durable marble granite platforms, blending functionality with elegance.

**Covered Balconies:** Balconies designed with toughened glass and sound-proof sliding windows, ensuring peaceful and unobstructed views while enhancing the aesthetic appeal.



#### PREMIUM BATHROOM FINISHES

**Luxurious Bathrooms:** Spacious bathrooms adorned with Kerovit sanitary fittings available in elegant finishes of gold, copper, and black.

**High-Quality Fixtures:** Featuring glossy and butter-matte basins, alongside automatic shower panels for a modern touch.

**Jacuzzi Bathtub:** Four-bedroom units include indulgent jacuzzi bathtubs, offering a spa-like experience at home.

## LEGACY

### A PILLAR OF TRUST AND EXCELLENCE IN THE REAL ESTATE INDUSTRY

Apex Realty stands as a pillar in the real estate industry, renowned for its unwavering commitment to excellence and innovation. With a rich legacy of delivering high-quality projects, Apex Realty has garnered a reputation for creating exceptional living spaces that resonate with luxury and functionality. Each development reflects meticulous attention to detail, cutting-edge design, and superior craftsmanship, ensuring that residents experience the highest standards of comfort and style. As builders of several prestigious projects, Apex Realty continues to shape vibrant communities that not only enhance the urban landscape but also enrich the lives of their residents, solidifying their position as a trusted name in the real estate market.

### SPACIOUS RESIDENCES WITH HIGH CEILINGS

**Grand Ceiling Heights:** Enjoy a floor-to-ceiling height of 10.6 ft, enhancing the feeling of openness and luxury in every room.

**Impressive Doors:** The residences feature 8 ft high doors, providing a grand entrance while being equipped with digital locks for added security and convenience.

