

# EAGLERIDGE

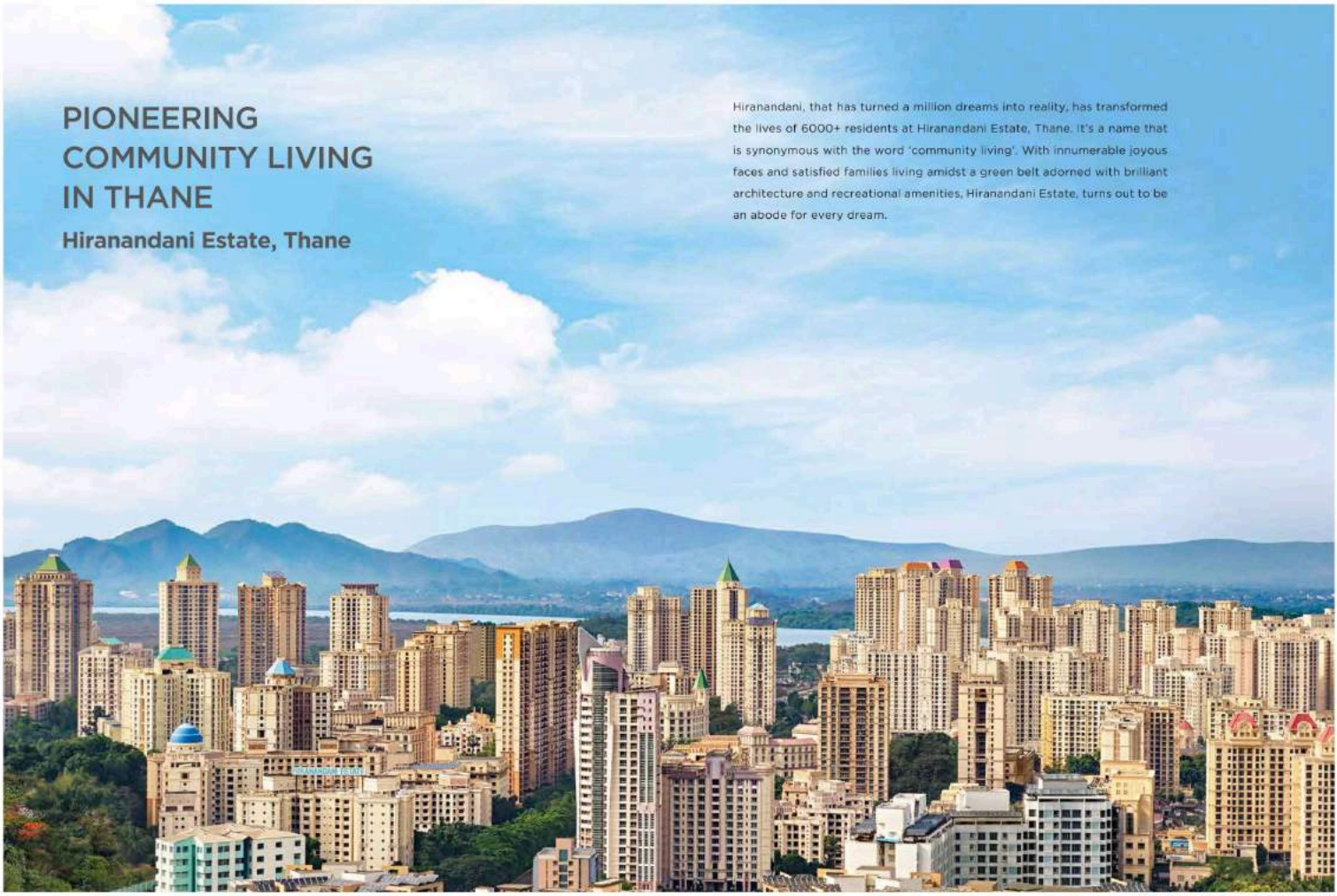
Hiranandani Estate, Thane

2, 2.5 & 3 BHK Apartments

# PIONEERING COMMUNITY LIVING IN THANE

Hiranandani Estate, Thane

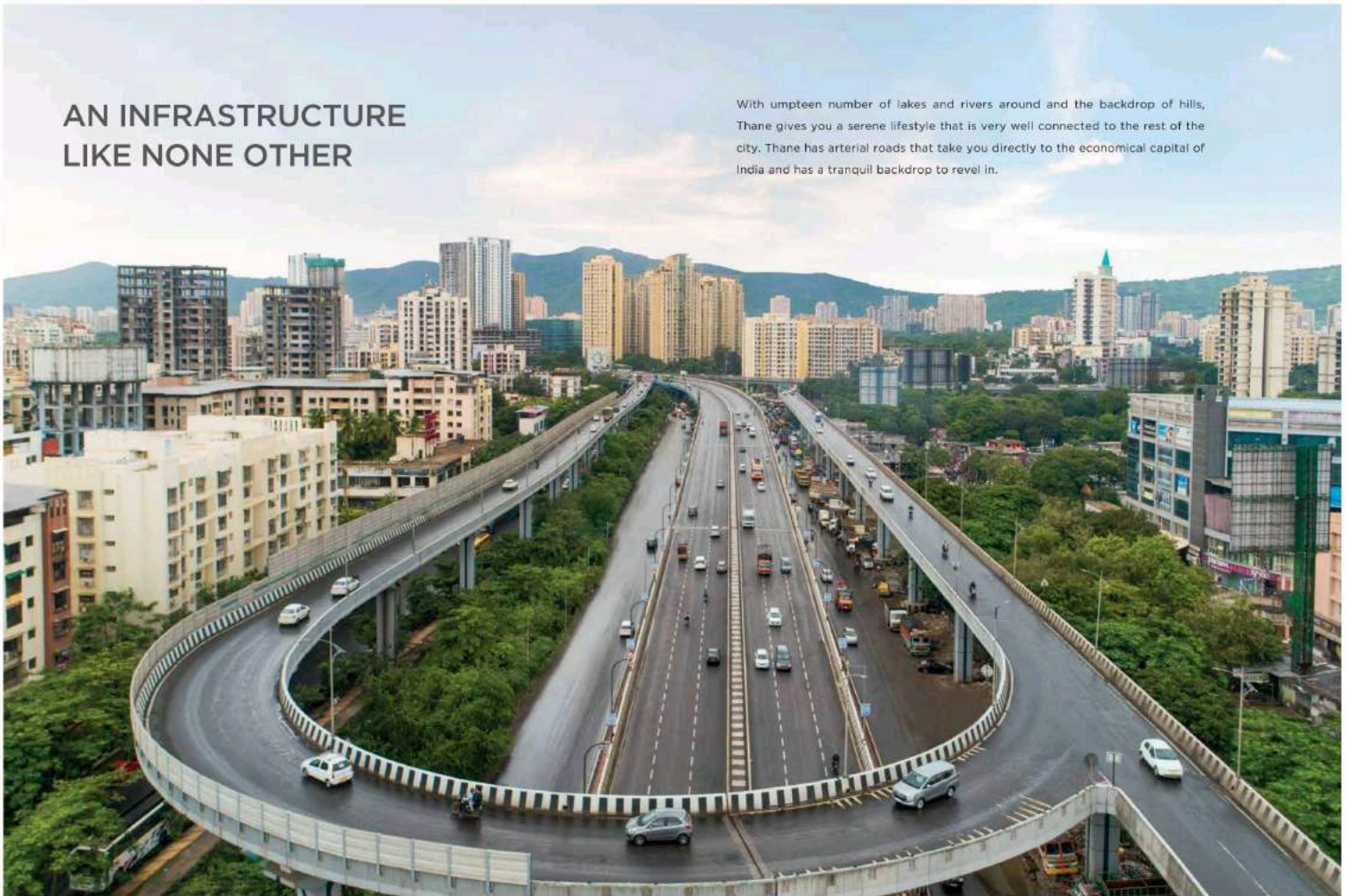
Hiranandani, that has turned a million dreams into reality, has transformed the lives of 6000+ residents at Hiranandani Estate, Thane. It's a name that is synonymous with the word 'community living'. With innumerable joyous faces and satisfied families living amidst a green belt adorned with brilliant architecture and recreational amenities, Hiranandani Estate, turns out to be an abode for every dream.



Actual image of Hiranandani Estate, Thane.

## AN INFRASTRUCTURE LIKE NONE OTHER

With umpteen number of lakes and rivers around and the backdrop of hills, Thane gives you a serene lifestyle that is very well connected to the rest of the city. Thane has arterial roads that take you directly to the economical capital of India and has a tranquil backdrop to revel in.



Actual image of Ghodbunder Road



## FUTURE LEAP IN THANE INFRASTRUCTURE

Hiranandani Estate in Thane is built to bring home convenience to the people residing within. The location gets better with a robust infrastructure projected with roadways, railways, metro, tunnels and waterways en route to completion. With decongested traffic and peaceful travelling, Hiranandani Estate is all set to be the next sought after destination.

Metro4 Route- Wadala to Kasarwadvali

Tunnel- Borivali to Thane

Ferry- Gateway of India to Saket (Thane)

The above information is as per the projects proposed by the Government.

## ARCHITECTURE WITH MONUMENTAL BRILLIANCE

Ancient monuments world over were built with a pure motive in mind. Hiranandani Estate is a modern day example of the same. With a unique appeal and absolute art in the built, every structure at Hiranandani Estate clearly showcases the maker's pristine intention of taking lifestyle experiences to the next level.



Actual image of Hiranandani Estate, Thane.

## HIRANANDANI ESTATE AMENITIES

We at Hiranandani strongly believe in endlessly working towards creating an environment that's conducive to every individual. The level of comfort, the sense of security and the feeling of bliss in everyday living, more or less recapitulates the lifestyle experiences at Hiranandani Estate.

The township flawlessly reflects a commitment that has only grown stronger with time. A commitment to create communities that set an example for the rest and go on to enrich more and more lives.



Landscaped Garden

Actual images of Hiranandani Estate, Thane.



Clubhouse



Hiranandani Foundation School



Hiranandani Hospital



Tennis Court

## EXPERIENCE THE HIGH STREET LIFE - THE WALK

Acclaimed the world over for engaging shopping experiences, the concept of High Street Shopping finally debuts in India with The Walk. Located at Hiranandani Estate, Thane's finest lifestyle destination, The Walk plays host to an impressive line-up of world brands, premium Indian Brands, entertainment hubs and fine dining restaurants in a refreshing high street format.



Actual images of The Walk - High Street, Hiranandani Estate, Thane



Actual images of The Walk - High Street, Hiranandani Estate, Thane

## MNCs AT THE HIRANANDANI BUSINESS PARK

With its elegant workspaces and world-class amenities, Hiranandani Business Park has attracted some of the biggest names in the world of business. The lake city of Thane has itself acquired fame and prestige because of the presence of Hiranandani. Besides the Business Park's unique benefit of being in the middle of nature has made it the preferred choice of blue-chip companies, banks, MNCs and offices of other Indian corporates.



Actual image of Bayer CropScience, Hiranandani Business Park, Thane

TCS has acquired a total of 1.8 million sq. ft. arena for its mammoth task force of around 14,000 employees in phase-1. Bayer CropScience boasts of its India head office right here. Encompassed by such inspiring neighbours will always keep you driven towards your goals.



Actual images of TCS, Hiranandani Business Park, Thane





This is a rendered image as visualised by the artist and is for reference purpose only.

WELCOME TO

# EAGLERIDGE

Hiranandani Estate, Thane

2, 2.5 & 3 BHK Apartments

## LIVE THE SERENE LIFE

Experience much more in life than just the hustle-bustle of the city. You deserve tranquility and calmness when you spend quality time with your loved ones. The freedom to sit amidst nature at your whim and the privilege to re-connect with the buzzing life, is what we bring you with Eagleridge apartments. After all, you are worth so much more.

**SCHOOL, CLUBHOUSE & LAKE  
JUST 1 MIN AWAY**



\*The above image shown is of show apartment of Castle Rock (2BHK) and is for reference purpose only. The furniture & fixtures shown in the above flat are not part of the apartment amenities.

## CRAFTED FOR YOUR TRANQUILITY

The magic of smart planning comes home along with serene neighbourhoods. Reserve your home at the most convenient address and surround yourself with every privilege.

### Apartment Features

- Marble flooring in living and dining areas
- Heavy duty aluminium windows
- Designer tiles in toilets, kitchen & bedroom
- Thoughtfully designed toilets with luxury bathroom fittings
- Electricity provision with 3 phase electric supply, modular switches and power back up for select points
- Elegant wood laminate flooring in study at 2.5 BHK and in common bedroom at 3 BHK
- Immaculate kitchen platform with sink and thoughtfully planned modular kitchen cabinets below platform
- Superior quality geyser, exhaust fan and water purifier
- Meticulously planned electrical layout by interior designer
- High-quality non-corrosive plumbing

### General Features

- Exclusive and equipped gymnasium in the building
- Ornate building entrance
- Grand entrance lobby
- CCTV surveillance at building entrance lobby
- Beautiful lift lobbies on the floor
- Gearless high speed elevators
- Direct access to the exclusive garden
- Power backup for pump, lift, lobby and stairs area
- LED lights in the common areas
- Comprehensive fire fighting and fire alarm system
- Ample visitor car parking
- Mechanised car parking
- FTTH ready low voltage structured cabling system inside apartment
- Common DTH dish antenna
- Audio intercom using IP-EPABX (video call supported)

## EXCLUSIVE GYMNASIUM

A gymnasium that is well stocked with most up-to-date equipments exclusively for the residents of Eagleridge, in the building itself. It inspires healthy living and a feeling of achievement that calls out to the fitness enthusiast within you.



The above image shown is of Gymnasium of Cardinal Building and is for reference purpose only.

## WALK-UP TO THE LAKE EVERY DAY

Just two blocks away is the lake - serene and tranquil to transport you to the inner realms of your own self. The lake and the greenery create a perfect environment - whether you want to jog all by yourself or spend a cheerful time with your loved ones. Moments by the lake will definitely take up your memory space.



Actual image of lakefront near Lake Enclave, Hinanandani Estate, Thane.



This is a rendered image as visualised by the artist and is for reference purpose only.



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**EAGLERIDGE**  
Typical Floor Plan



WING A Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA (A) (without balcony)		Total of Deck & Enclosed Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1	659	60.40	62	5.76	701	65.16
2 BHK	2	625	56.07	69	6.44	694	64.51
2 BHK	3	627	58.29	69	6.50	696	64.79
2 BHK	4	640	59.50	58	5.40	698	64.90

FLAT NO. 103 & 104 Deleted  
REFUGE FLAT NO. 804, 104, 104, 104, 104, 2104, 2804, 3104, 3004 & 3304

WING B Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA (A) (without balcony)		Total of Deck & Enclosed Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1	641	59.53	67	6.29	708	65.82
2 BHK	2	641	59.53	67	6.29	708	65.81
2.5 BHK	3	644	76.46	92	8.55	936	87.01
2.5 BHK	4	847	78.68	77	7.22	944	88.90
3 BHK	5	999	92.81	93	8.64	1092	101.45
3 BHK	6	999	92.82	93	8.64	1092	101.46

FLAT NO. 102 & 103 Deleted  
REFUGE FLAT NO. 805, 1205, 1005, 1805, 2105, 2405, 2705, 3005 & 3305

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to +/- 0.25 in actual carpet area may occur on account of site conditions, columns, finishes etc.
- In total, the carpet areas are inclusive of hedge walls (if any).
- Conversion 1 Sq. Mtr. = 10.764 Sq. Ft.



The project has been registered via MahaRERA registration number: Eagleridge Wing A - P51700019923 | Eagleridge Wing B - P51700017267 and is available on the website <https://maharera.mahareraonline.gov.in> under registered projects.

# EAGLERIDGE A

Typical Floor Plan



Carpet Area Statement

Flt. Type	Flat Nos.	As per RERA (A) (Without Balcony)		Total of Deck & Enclosed Balcony (if any) (B)		Total (A+B)	
		(Sq. Ft.)	(Sq. Mts)	(Sq. Ft.)	(Sq. Mts)	(Sq. Ft.)	(Sq. Mts)
2 BHK	1	639	59.40	62	5.76	701	65.16
2 BHK	2	625	58.07	69	6.44	694	64.51
2 BHK	3	627	58.29	69	6.50	696	64.79
2 BHK	4	640	59.50	58	5.40	698	64.90
FLAT NOS. 103 & 104 Deleted							
REFUGE FLAT NOS. 804, 1204, 1504, 1804, 204, 2404, 2704, 3004 & 3304							

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet area may occur on account of site conditions/columns/finishes etc.
- It includes the carpet area inclusive of scope work (if any).
- Conversion: 1 Sq. Mts = 10.764 Sq. Ft.



The project has been registered via MahaRERA registration number: PS1700019923 and is available on the website <https://maharera.mahonline.gov.in> under registered projects.



# EAGLERIDGE B

## Typical Floor Plan



Carpet Area Statement

Raj. Type	Flat No.	As per RERA (A) (without Balcony)		Total of Deck & Enclosed Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1	641	59.55	67	6.29	708	65.82
2 BHK	2	641	59.52	67	6.29	708	65.81
2.5 BHK	3	844	78.46	92	8.55	936	87.01
2.5 BHK	4	847	78.68	77	7.22	944	83.90
3 BHK	5	999	92.81	93	8.64	1092	101.45
3 BHK	6	999	92.82	93	8.64	1092	101.46

FLAT NO. 102 & 108 Deleted

REFUGE FLAT NO. 805, 1205, 1505, 1805, 2105, 2405, 2705, 3005 & 3305

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet area may occur on account of site conditions/setbacks/risers etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion 1 Sq. Mtr. = 10.764 Sq. Ft.



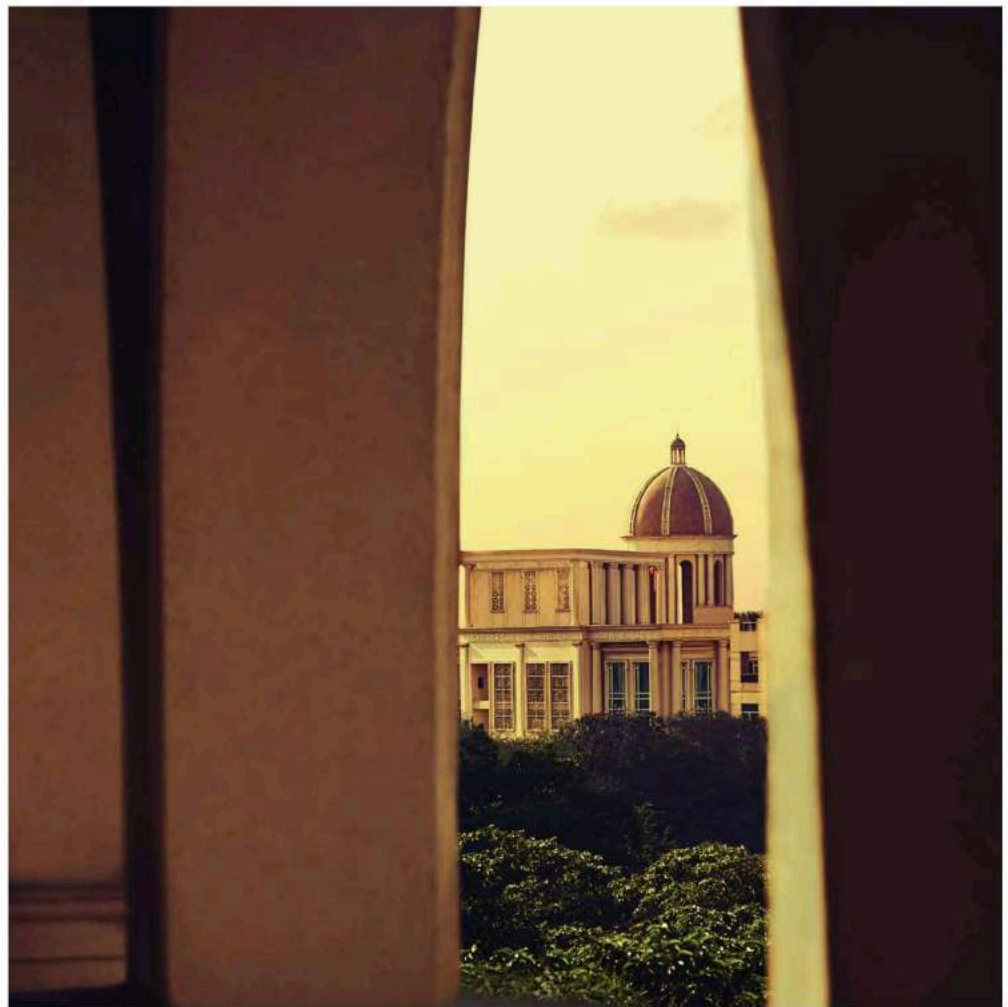
The project has been registered via MahaRERA registration number PS1700017267 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



## WIDE DREAMS, DRAWING THE EYES SKYWARD.

Exceeding expectations and living up to many mantles, Hiranandani Group has marked its presence through building world-class townships, introducing integrated lifestyles and building better communities, with a focus on creating superior experiences in every aspect of life. With a dedicated and experienced team of professionals assisting the management, Hiranandani Group has grown into a valuable real estate company with a significant presence in India.

Better townships for better communities. Every Hiranandani township reflects this commitment to raising a complete world that looks into all aspects of living. Diverse ventures come together to create an integrated experience, minutely balancing all areas of happiness. An eco-friendly ambience, convenient infrastructure, elegant lifestyle and proximity to work are seamlessly incorporated together, adding depth and joy to daily life.



Actual image of Hiranandani Gardens, Powai