

Rising above the ordinary



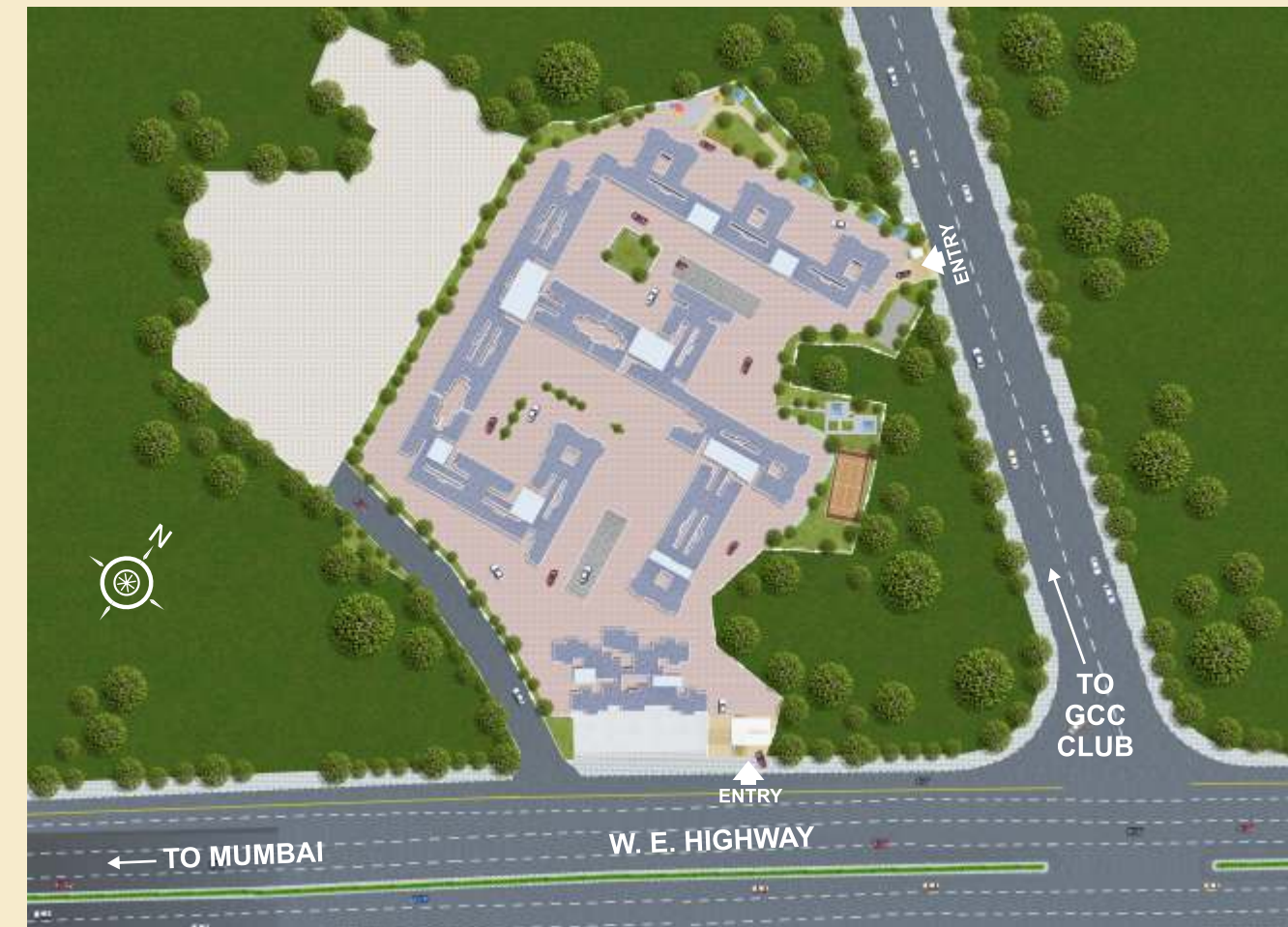


### *The essence of eternal bliss....*

Nestled in the luxuriant laps of verdant nature, Tiara Hills in Mira Road mirrors the lush abundance of its opulent surroundings with finesse. This architectural edifice with its 1, 2 & 3 BHK abodes makes THE ideal statement in luxe living with its unbound glorious views of natural bounty outside and decadent luxury inside. The project offers a healthy accent of being one with nature and surrounded with a panoramic landscape of enchanting hills on one side and sheer open space on the other. The pure enigma of the project is heightened by not just the beauty of the homes within but also the scenic vista outside that elevates one to a peaceful encore of continued bliss. An idyllic symbol of modern living, it also regales with its exquisite blend of ultra modern amenities. Indeed playing a benevolent host to your every desire and dream....

Strategically located on W. E. highway the project is at a 3 mins drive from Dahisar check naka and bears easy connectivity to Mumbai via W. E. highway. It is also an easy 10 mins drive from the Mira Road station and offers close proximity to schools, colleges, malls, shopping centers and hospitals nearby.

**With the commencement of two new Metro Route on W. E. highway from Dahisar to Andheri (E), and on Link Road from Dahisar to D. N. Nagar - Andheri (W), proposed Dahisar Metro station is at a less than 4 mins drive from Tiara Hills which will give excellent connectivity upto Andheri.**



  
TIARA HILLS



BLDG NO.3

TYPICAL FLOOR PLAN



All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/- 3 %) in actual carpet area may occur on account of column position.

## FLOORING :

- Vitrified flooring in entire flat.

## DOOR :

- Decorative laminated main door with teak wood frame and standard safety locks.

## WINDOWS :

- Marble window frame.
- Colour anodized aluminium sliding windows with tinted glass.

## KITCHEN :

- Granite double kitchen platform.
- Designer tiles up to beam level above kitchen platform.
- Stainless steel sink.Modular kitchen with trolley cabinet below platform.

## ELECTRIC :

- Concealed copper wiring.
- Branded switches and accessories.
- Sufficient number of electrical points for convenience.
- Telephone, T.V. point, A.C. point in living and bedroom etc.
- Safety features like E.L.C.B.

## TOILET :

- Designer bathroom with anti skid ceramic tile flooring and full height dado.
- Concealed plumbing with superior quality sanitaryware and Jaquar fittings.
- One loft tank and one instant geyser in common bathroom in each flat.

## PAINT :

- OBD paint in internal walls.
- Acrylic weather proof paint for external walls.

## SAFETY :

- M. S. Grills or railings on external windows in Living and Bedroom.



## TIARA HILLS

BLDG NO.5

TYPICAL FLOOR PLAN



All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/- 3 %) in actual carpet area may occur on account of column position.



# TIARA HILLS

BLDG NO.5  
TYPICAL FLOOR PLAN



All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/- 3 %) in actual carpet area may occur on account of column position.



**TIARA HILLS**  
BLDG NO.2  
TYPICAL FLOOR PLAN



All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/- 3 %) in actual carpet area may occur on account of column position.



*The setting for many a smiles...*

- Elegant entrance lobby
- Superior quality elevators of reputed make
- Earthquake resistant design R.C.C. structure
- Professionally designed Fire Fighting system
- Solar water system
- Rain water harvesting plant
- Generator power back-up for common areas
- Decorative entrance gate with security cabin and compound wall
- Fully air conditioned well equipped Gymnasium
- Club House with indoor games facilities like Pool Table, Carom, Chess and Table Tennis
- Yoga and Meditation center
- Beautiful Landscape garden
- Kid's play area with play equipments
- Senior citizen sit-out area
- Jogging track
- Chequered tile / pavers in the entire compound
- Car Parking

- SAFETY FEATURE :**
- Secured kitchen equipped with LPG and Fire detector sensor
  - Video door phone with intercom facility
  - CCTV surveillance in common areas



| Sr. No. | Name                                       | Drive from Site |
|---------|--------------------------------------------|-----------------|
| 1       | Dahisar Checknaka & Proposed Metro Station | 3 mins          |
| 2       | Mira Road station                          | 10 mins         |
| 3       | Airport                                    | 30 mins         |

**Educational institute**

|    |                                                           |         |
|----|-----------------------------------------------------------|---------|
| 4  | N. L. Dalmia Institute of Management Studies and Research | 3 mins  |
| 5  | Royal college of Science, Commerce & Arts                 | 3 mins  |
| 6  | N. L. Dalmia High School                                  | 3 mins  |
| 7  | RBK school                                                | 3 mins  |
| 8  | Singapore International school                            | 3 mins  |
| 9  | St. Xavier's high school                                  | 3 mins  |
| 10 | A. P. International school                                | 3 mins  |
| 11 | Sardar Vallabhbhai Patel School                           | 5 mins  |
| 12 | St. Xavier's high school (Shantipark)                     | 5 mins  |
| 13 | RBK Global school                                         | 5 mins  |
| 14 | Holy Cross School                                         | 5 mins  |
| 15 | Seven Square Academy                                      | 5 mins  |
| 16 | L. R. Tiwari college of Engineering                       | 5 mins  |
| 17 | Asmita College of Architecture                            | 10 mins |
| 18 | Rohidas Patil Institute of Management Studies             | 10 mins |
| 19 | Reena Mehta College (Bhayandar)                           | 12 mins |

**Spiritual Temples**

|    |                                     |         |
|----|-------------------------------------|---------|
| 20 | Iskon Temple                        | 3 mins  |
| 21 | Shree Munisuvarat Swami Jain temple | 3 mins  |
| 22 | Jain Derasar (Vinaynagar)           | 3 mins  |
| 23 | Narayani Dham Temple                | 5 mins  |
| 24 | St. Thomas Church                   | 5 mins  |
| 25 | Sai dham Temple                     | 5 mins  |
| 26 | Holly Cross Church                  | 5 mins  |
| 27 | Swaminarayan Temple                 | 10 mins |
| 28 | Ayyappa Temple                      | 10 mins |
| 29 | Gurudwara                           | 10 mins |

**Multiplexes & Recreations**

|    |                                          |         |
|----|------------------------------------------|---------|
| 30 | Inox Multiplex Theatre                   | 3 mins  |
| 31 | GCC Club                                 | 3 mins  |
| 32 | Cinemax Multiplex                        | 5 mins  |
| 33 | Vardhaman Fantasy Amusement & Theme Park | 5 mins  |
| 34 | Rasaz Multiplex                          | 10 mins |
| 35 | Maxus Cinemas (Bhayandar)                | 12 mins |

| Sr. No. | Name | Drive from Site |
|---------|------|-----------------|
|---------|------|-----------------|

**Shopping Malls & Markets**

|    |                                 |         |
|----|---------------------------------|---------|
| 36 | Thakur Shopping Mall            | 3 mins  |
| 37 | Central Shopping Mall           | 3 mins  |
| 38 | Big Bazar                       | 3 mins  |
| 39 | D-Mart                          | 3 mins  |
| 40 | Vijay Sales                     | 3 mins  |
| 41 | Star Bazar                      | 5 mins  |
| 42 | Rasaz Shopping Mall             | 10 mins |
| 43 | Shanti Shoping Center           | 10 mins |
| 44 | Maxus Shopping Mall (Bhayandar) | 12 mins |

**Café & Restaurants**

|    |                              |        |
|----|------------------------------|--------|
| 45 | Dara's Dhaba                 | 1 min  |
| 46 | Sai Palace Garden Restaurant | 1 min  |
| 47 | Western Hotel                | 1 min  |
| 48 | Delhi Darbar Inn             | 2 mins |
| 49 | Mc Donalds                   | 3 mins |
| 50 | GCC Club                     | 3 mins |
| 51 | Café Coffee Day              | 5 mins |
| 52 | Dominos Pizza                | 5 mins |
| 53 | Pizza Hutt                   | 5 mins |
| 54 | Fountain Hotel               | 5 mins |

**Hospitals**

|    |                        |         |
|----|------------------------|---------|
| 55 | St. Anns Hospital      | 2 mins  |
| 56 | Bhakti Vedant Hospital | 3 mins  |
| 57 | Orbit Hospital         | 3 mins  |
| 58 | Wockhardt Hospital     | 10 mins |
| 59 | Thunga Hospital        | 10 mins |
| 60 | Deepak Hospital        | 10 mins |

**Others**

|    |                                      |         |
|----|--------------------------------------|---------|
| 61 | Kashimira Police Station             | 2 mins  |
| 62 | Borivali National Park               | 10 mins |
| 63 | Suraj Water Park                     | 20 mins |
| 64 | Essel World & Water Kingdom          | 25 mins |
| 65 | Tikuji Ni Wadi                       | 25 mins |
| 66 | Sai dham Temple (Kandivali)          | 15 mins |
| 67 | Obero Mall & Westin Hotel (Goregaon) | 20 mins |
| 68 | Bombay Exhibition Center (Goregaon)  | 25 mins |
| 69 | BKC (Bandra Kurla Complex)           | 35 mins |

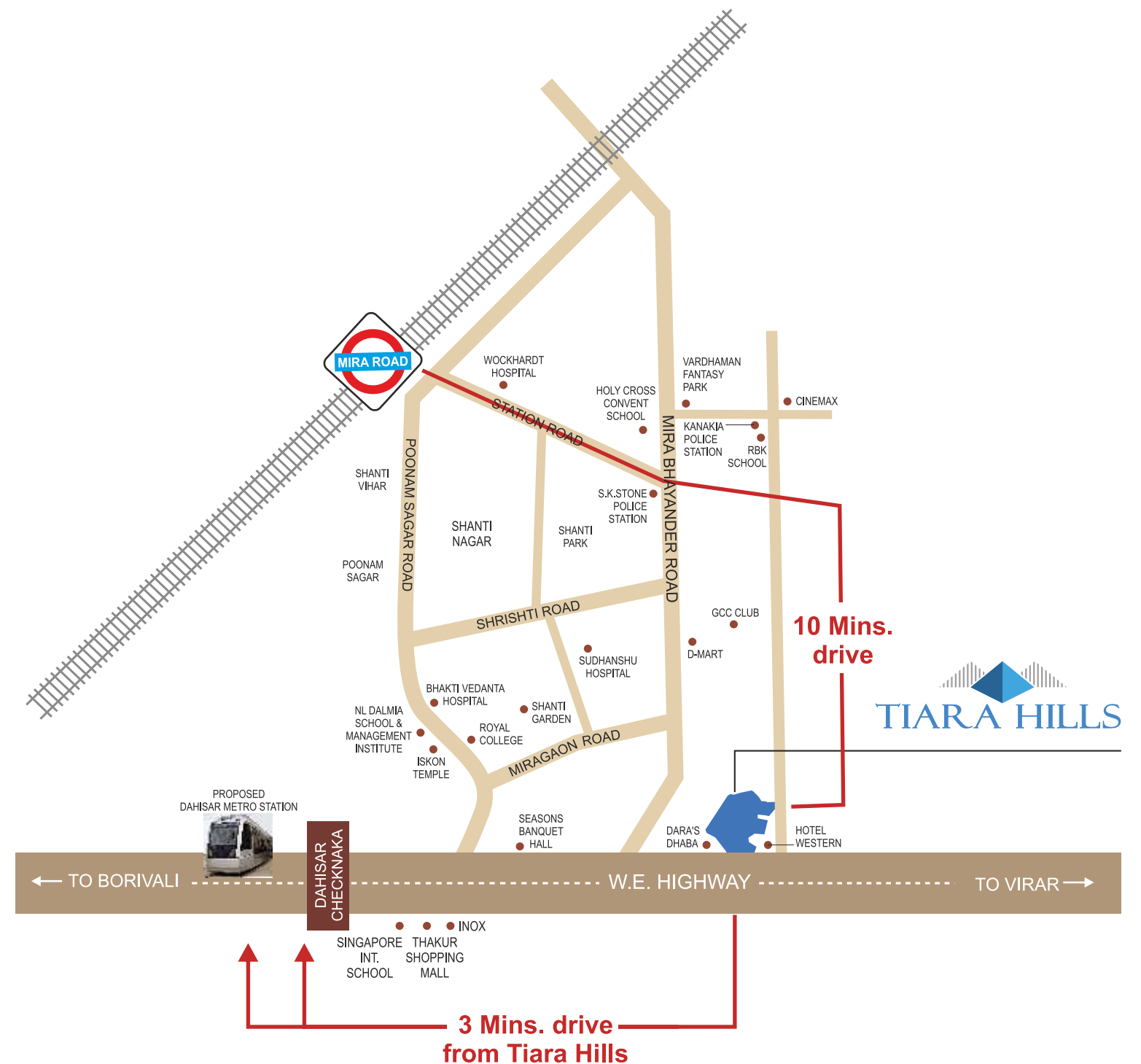




Site Address: Tiara Hills, Western Express Highway, Near Dara's Dhaba, Mira Road (E) - 401107



PROPOSED METRO RAIL FROM DAHISAR TO ANDHERI



A project by  
**PNK GROUP**  
 BUILDERS & DEVELOPERS  
 &  
**SEJ LAXMI DEVELOPERS**

DEVELOPERS:

**PNK SPACE DEVELOPMENT PVT. LTD.**

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 TEL: 022 2813 1365 / 2813 1366

**SALES OFFICE:** TIARA HILLS, NEAR DARA'S DHABA, WESTERN EXPRESS HIGHWAY, MIRA ROAD (EAST) - 401107  
 TEL: 022 2945 0011 / 22 / 33

Note : The Developers reserve the right to change plans, specifications and features without prior notice or obligation, at their sole discretion and subject to approval of Government authorities. Specifications, writeup, internal layouts, plans and pictures shown in this booklet are only indicative. All renderings, floor plans, pictures and maps are the artist's conceptions and not actual depictions of the building, its walls, roadways or landscaping. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/- 3 %) in actual carpet area may occur on account of column position.