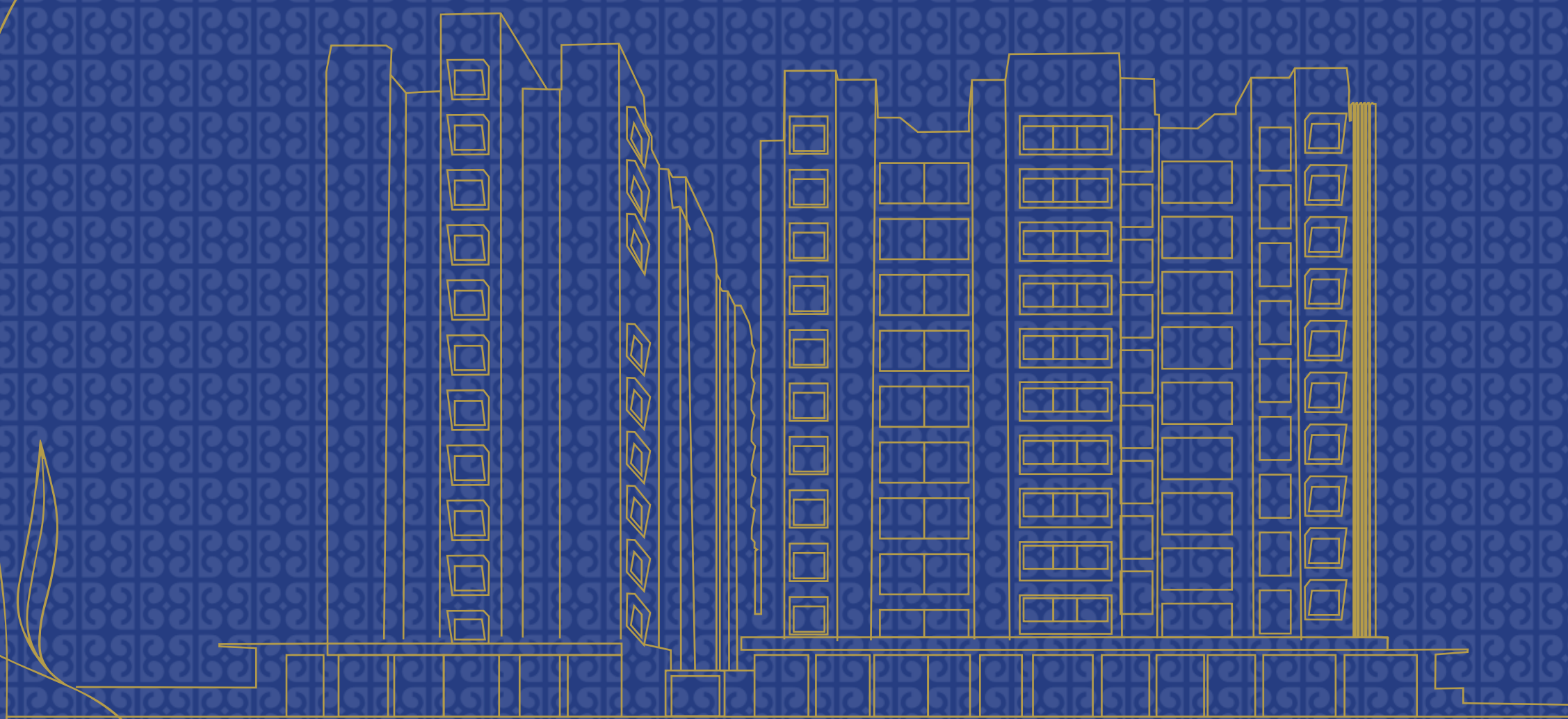




HB REALTY

Presents



CODENAME

 **THE GATEWAY**

Taloja Phase - II, Navi Mumbai

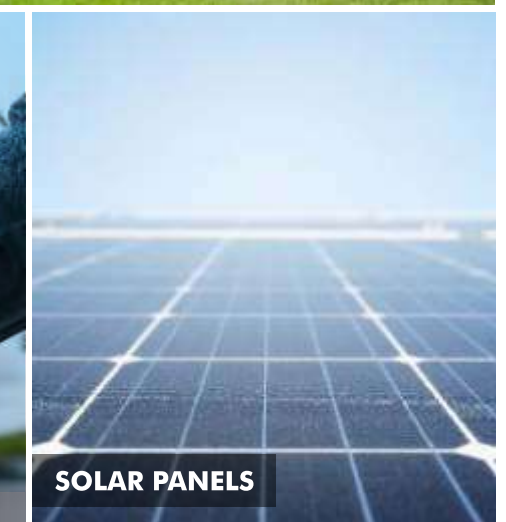
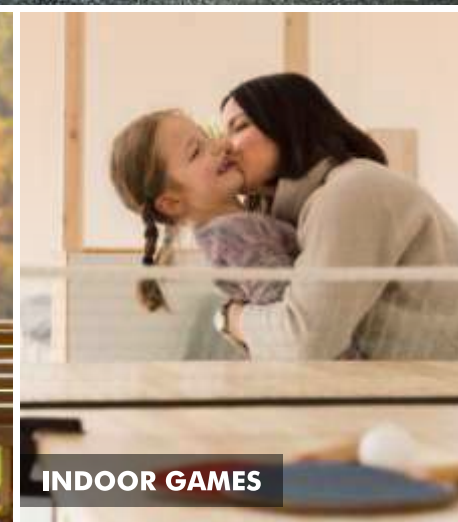
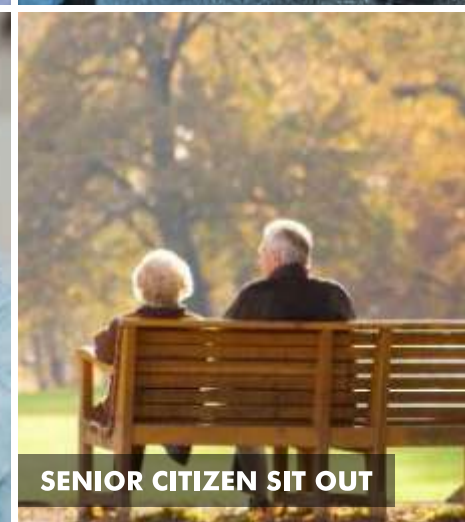
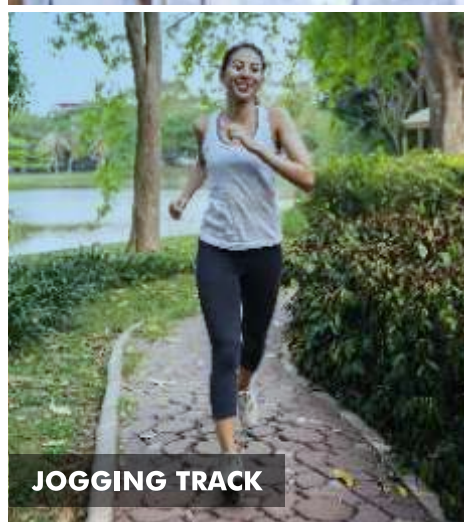
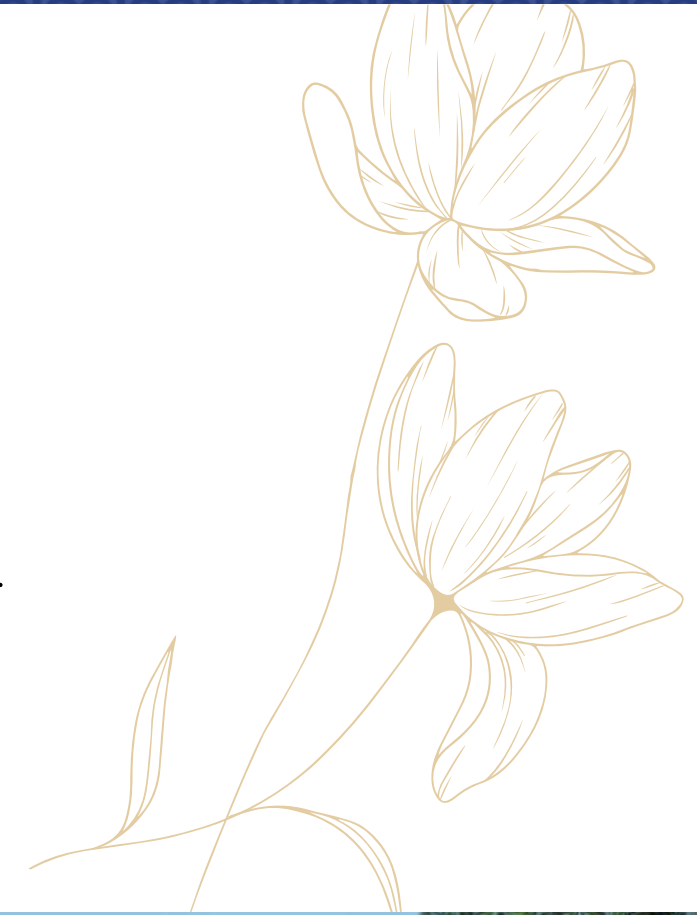
THE GATEWAY



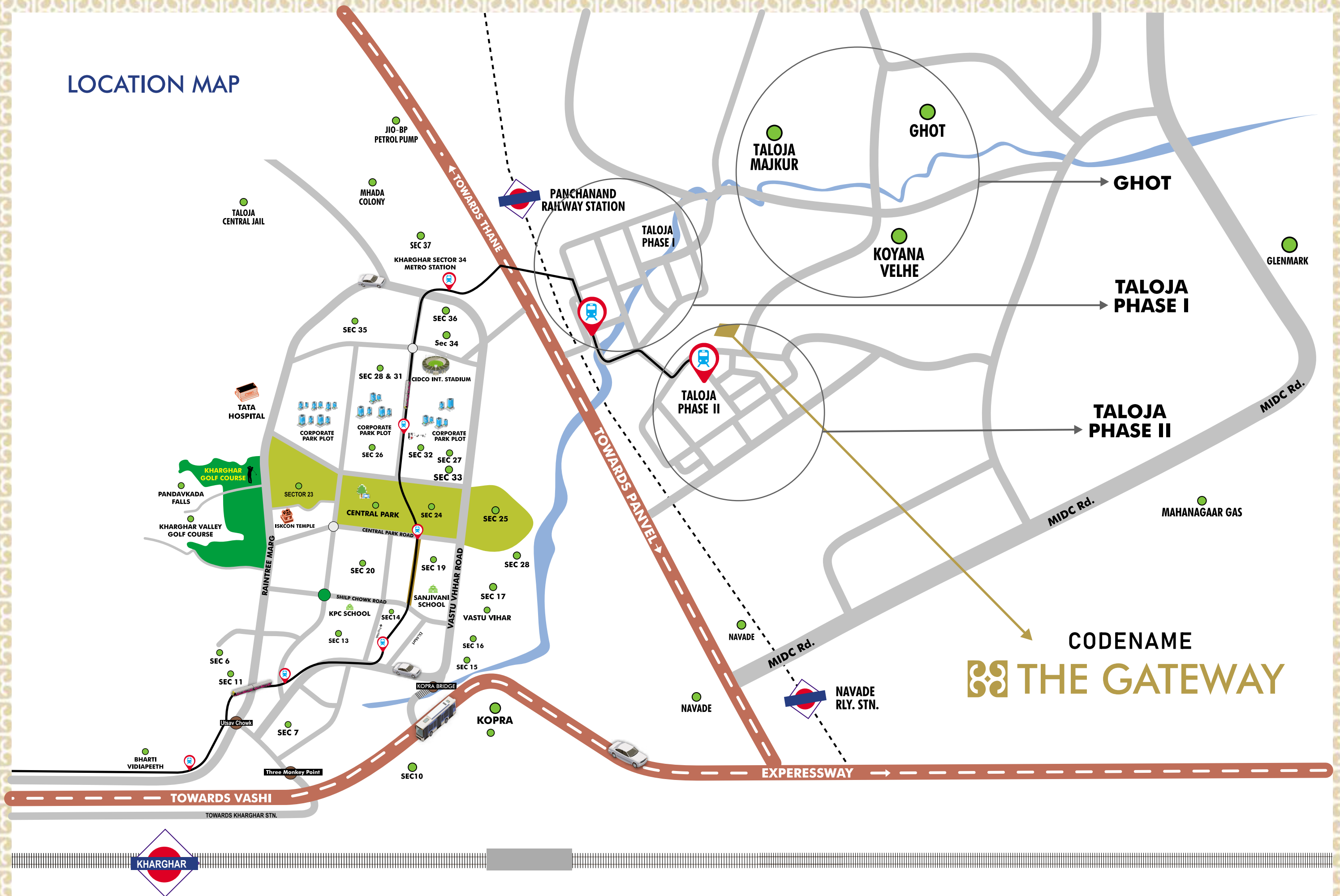
Artist's Impression

PROJECT FEATURES

- Panvel Municipal Corporation Approved.
- G+10 Storeyed Residential cum Commerical Project.
- Earthquake resistant RCC Structure.
- Available 1BHK & 2BHK Flats.
- Decorative Entrance Lobby.
- High Speed Automatic Lifts.
- CCTV Surveillance Inside Project.
- Car Parking space on Ground Floor.
- Society Office on Ground Floor.
- Electric Vehicle charging Point at Parking Spaces.
- Solar Power for common Amenities.



LOCATION MAP



LOCATION ADVANTAGES OF THE GATEWAY

- Located next to Kharghar Node.
- 5 Mins. distance to Taloja Railway Station.
- 10 Mins. CIDCO International Sports Complex
- NMMC Bus facility from Vashi, Belapur, Kharghar to Taloja Phase - II
- 5 Mins.- ST Bus services from Highway - Panvel / Thane / Kalyan
- Banks, Markets, School & Medical facilities in near vicinity.



CENTRAL PARK, ISKCON TEMPLE
& GOLF COURES - 10 MIN



PENDHAR METRO STATION - 2 MIN



CORPORATE PARK
(NEXT BKC) - 10 MIN



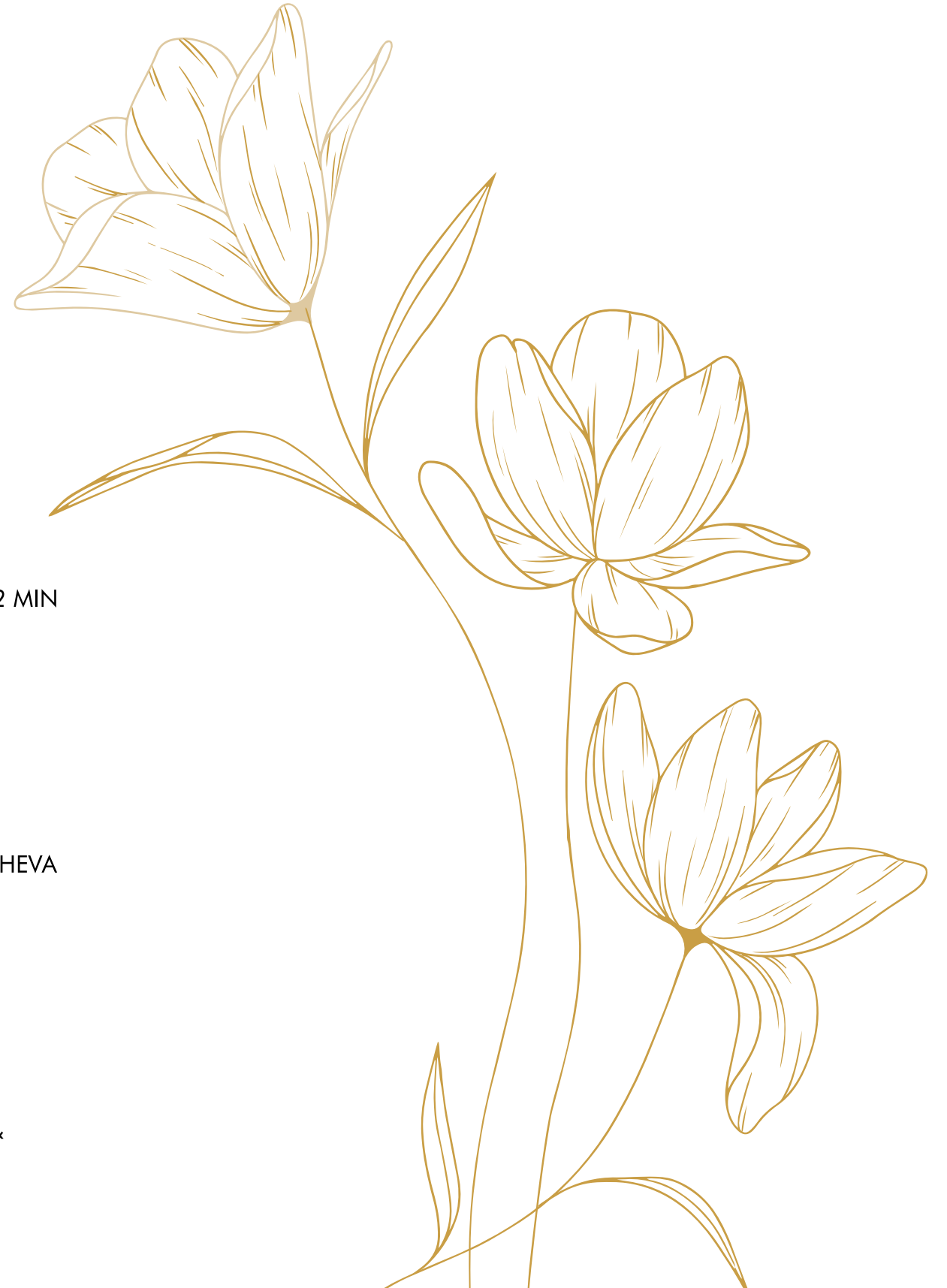
WELL-CONNECTED NHAVA-SHEVA
SEA-LINK AND JNPT



NAVI MUMBAI
INTERNATIONAL AIRPORT - 30 MIN



MUMBAI PUNE EXPRESSWAY &
KALYAN-SHILPHATA ROAD





THE GATEWAY CLUBHOUSE

COMMUNITY CENTER | FITNESS CENTER | INDOOR GAMES





OPEN KIDS PLAY AREA
*Create Countless Memories
With Young Ones.*



FITNESS CENTER

Feel More Energized Everyday



EV CHARGING POINTS *At Car Parking Areas*



Images for Representational Purpose Only

FLOOR PLANS

GROUND FLOOR PLAN



LEGENDS

- 1. Party Lawn
- 2. Children
- 3. Clubhouse
- 4. Jogging Track
- 5. Meditation & Yoga Zone
- 6. Senior Citizen Sitout

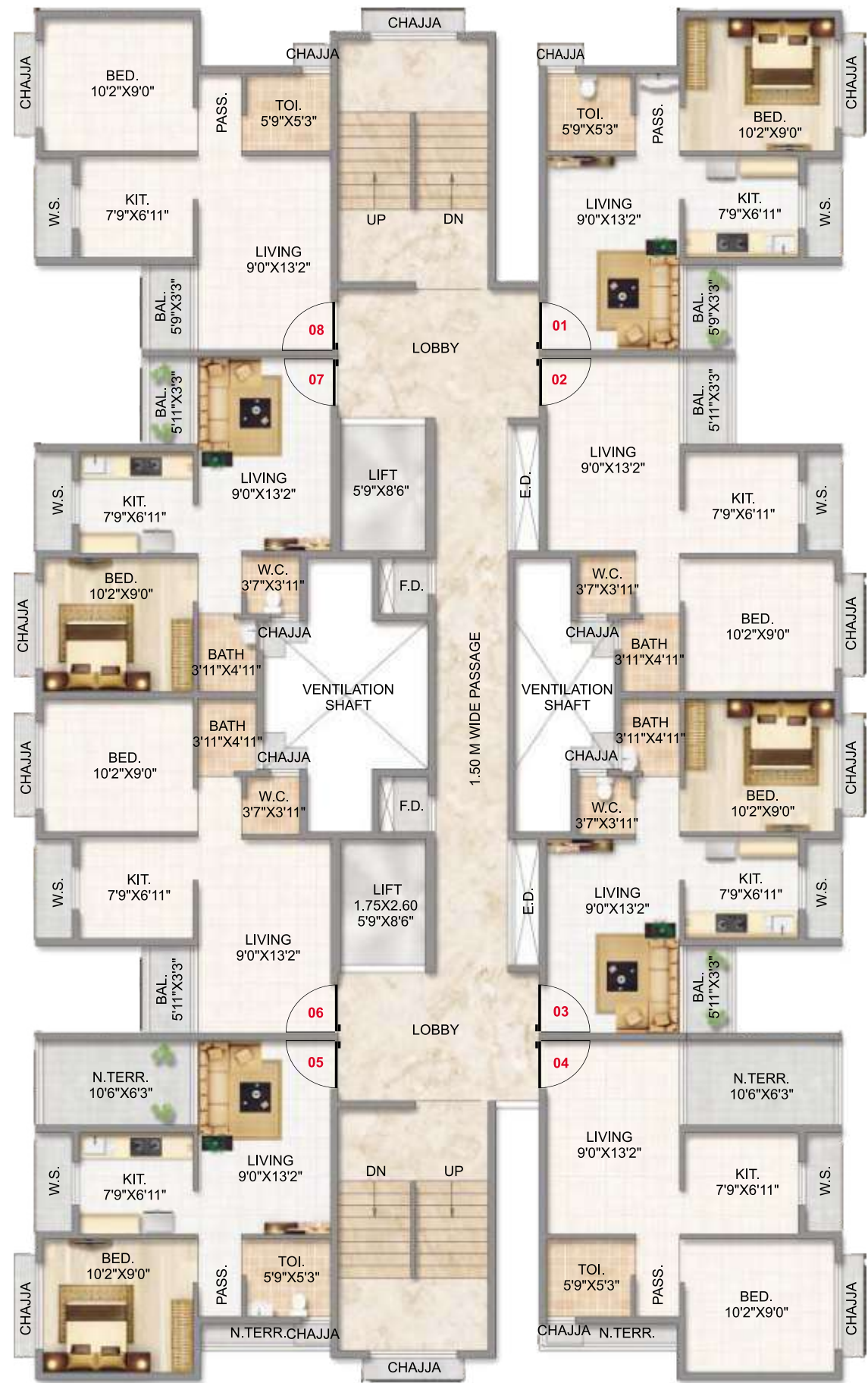
TOWER 1 - 1ST FLOOR PLAN



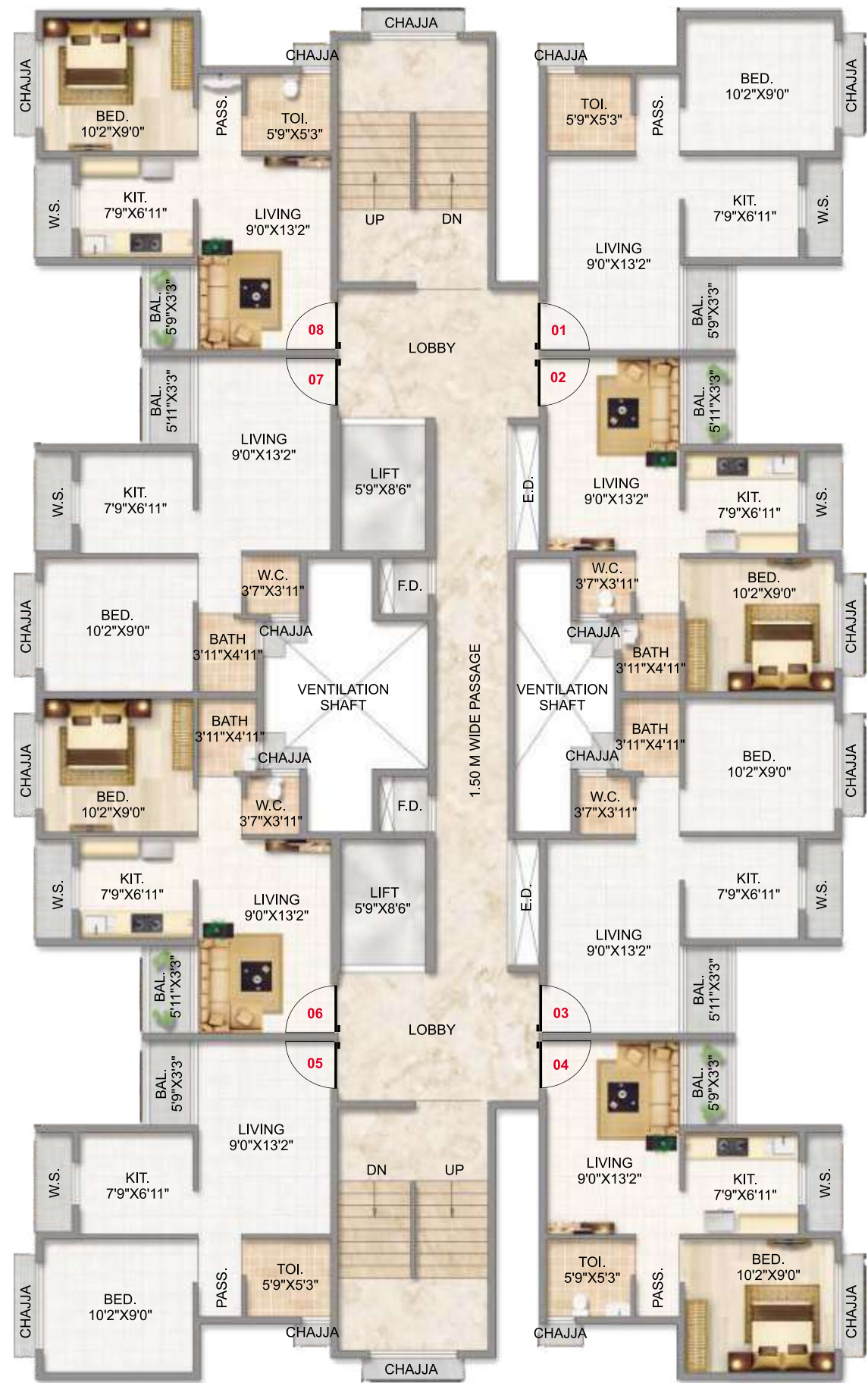
TOWER 1 - 2ND TO 10TH FLOOR PLAN



TOWER 2
1ST FLOOR PLAN



TOWER 2
2ND TO 10TH FLOOR PLAN
Refuge Area - 707 & 708



UNIT PLANS

1BHK
PRIME



1BHK
ELITE



1 BHK
LUXURY



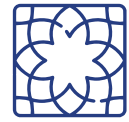
2 BHK
ELITE



2 BHK
LUXURY



SPECIFICATIONS



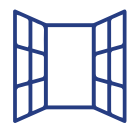
FLOORING

- 24" X 24" Vitrified flooring in all Rooms.
- Designer Flooring in all Toilets.



KITCHEN

- Granite Kitchen platform with Service Platform.
- Designer glazed tiles upto beam height.
- Space ear-marked for Washing Machine.
- Provision for Water Purifier, Mixer, Exhaust. Fan, Refrigerator & Microwave Point.



DOORS & WINDOWS

- Decorative Laminated Doors with Wooden Frame.
- Hardner Doors in Toilets.
- Heavy section Coated Aluminum Sliding Windows with Glass.



ELECTRIFICATION

- Heavy Concealed copper Gauge Wiring with circuit Breaker.
- Adequate Electrical Points in all Rooms.
- ISI modular switches of Premium Make.



WALLS & PAINTS

- Quality finish Paints for Internal Walls.
- All Weather Proof Acrylic Paints for External Walls.
- POP / Gypsum Finished Internal Walls.



TOILETS

- Designer Glazed Tiles upto Beam level.
- Premium quality Sanitary Wares.
- Premium Quality C.P. Fittings.
- Provision for Exhaust & Geyser Point.



SECURITY

- 24x7 round the clock
- CCTV surveillance system.



GENERAL

- Special Water Proofing Treatment with China Chips flooring on Terrace Floor.
- Chequer Tiles Finish for stilt Area.
- Water Tank with adequate Storage Capacity.



Project By
HUB REALTY

Strategic Partner
REALATION

ARCHITECT: **AN. ARCH** | RCC CONSULTANT: **ADHARSHILA CONSULTANT**

Site Address: Survey No. 116/2B, Near Taloja Phase 2, At Ghot Road, Taloje-Majkur, Panvel, Raigarh, Navi Mumbai-410208.

Corporate Address: Shop No 4, Neev Plaza Building, Plot No 150, Sector 10, Phase - I, Panchanand, Taloja, Navi Mumbai - 410 208.

|| NANDANVAN ||



MahaRERA REGISTRATION No.: P52000045672, <https://maharera.mahaonline.gov.in>

Note: While every care has been taken in the preparation of this brochure the developers/promoters reserve their rights to make alterations, amendments including additional construction of the building/property as may be necessitated/permitted from time to time. The developers/promoters reserve their right to add / delete / modify any facility / amenities in the building / flat at the time of execution of the agreement to the sale of the flats. Images used in the advertisement are for representation purposes only. The elevation, color, number of floors of the proposed building is an artist's impression of the same and the final product may differ on eventual execution. Moreover, the background and other elements used in the image are imaginary and for the sole purpose of enhancing the portrayal of the proposed building. The communication is purely conceptual and not a legal offering. It is made only for promotional purposes. The location map above is only to provide allottees orientation with regards to the location of the project and may be prone to errors.