



 **PARK**  
*Royale*

*Eco-friendly Homes.* 

Marol, Military Road, Andheri (E).

*Where Green is a way of Life*

**2, 3 & 5 BHK with Deck**  
Ultra Modern Luxury  
Apartments



Phase III  
(Upto 12<sup>th</sup> Floor)

WELCOME  
*Home*

Adjoining **7 Acres**  
Landscaped **Garden**



← Future Phase III- A  
(13<sup>th</sup> to 21<sup>st</sup> Floor)



WELCOME TO



# LAYOUT

## *Plan*





## EXTERNAL AMENITIES

- Swimming Pool
- Club House
- Garden
- Walking Track
- Fully Equipped Gym
- Children's Play Area & Toddler Room
- Outdoor Space For Senior Citizens
- Indoor Recreation Area With Games
- Multipurpose Banquet Hall
- Dedicated Area For Yoga And Meditation
- Three Basements Level Parking
- Library & Reading Room
- Massage & Spa Room
- Steam Room

## INTERNAL AMENITIES

- 3 High-Speed Elevators In Each Wing
- Power Back Up For Common Area
- High-Tech Security System
- Well Equipped Fire Fighting System
- Rainwater Harvesting
- Earthquake-Resistant Rcc Design
- Double-Height Grand Entrance Lobby
- Moef Approved Project
- Pleasant Elevation
- Unobstructed Garden View Apartments
- Vaastu Compliant Design
- Common Washroom For Domestic Help At Mid-Landing Level



MAP NOT TO SCALE

# EXCEPTIONAL CONNECTIVITY & CONVENIENCE

- International Airport 2.5 kms
- Upcoming Metro 3 (Colaba - Seepz) 1.7 kms
- Upcoming Metro Line 6 (Oshiwara - Kanjurmarg) 3 kms
- Metro 7 (Andheri E - Dahisar E) 4.5 kms
- Marol Metro Station 1.4 kms
- Metro Line 1 (Versova - Ghatkopar) 1.7 kms
- Jogeshwari - Vikhroli Link Rd. 3 kms
- Western Express Highway 4.5 kms
- Andheri Railway Station 5 kms
- MIDC 1.5 kms
- Powai Business District 3.5 kms
- 7 Hills Hospital 0.5 km



**SOAK IN THE SUN FROM YOUR**

*Balcony*



**BALCONY HOMES**

Representative Image

**RELAX YOUR DAY OUT IN THE**  
*Garden*

**GARDEN VIEW HOMES**

Representative Image

**IMPRESSIVE AMENITIES TO CHERISH A**  
*Lifetime*



**SWIMMING POOL**

Representative Image

**MAKE THE MOST OF YOUR**  
*Weekends*



**MASSAGE & SPA**

Representative Image

**ELEVATE YOUR FITNESS**

*Journey*

**GYMNASIUM**

Representative Image

**CREATE LIFELONG**

*Memories*



**GARDEN**

Representative Image

**SPIN YOUR WAY TO**  
*Games*



**INDOOR GAMES AREA**

Representative Image

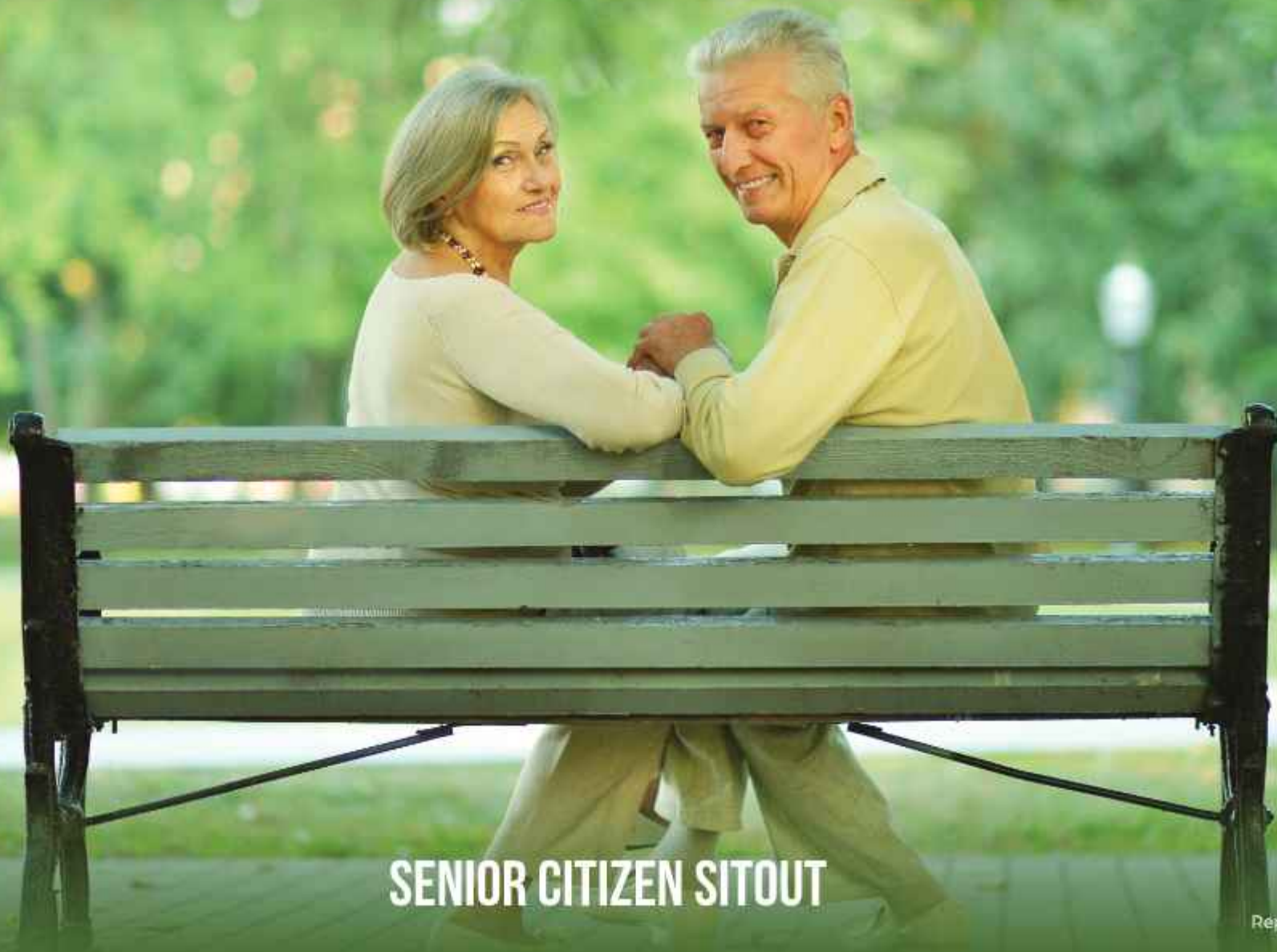
**SPACE TO CELEBRATE YOUR**  
*Special Days*

**BANQUET**

Representative Image



**CHERISH LIFE POST-**  
*Retirement*



**SENIOR CITIZEN SITOUT**

Representative Image

**RELAX & RECHARGE YOUR**

*Mind*



**YOGA AND MEDITATION AREA**

Representative Image

**WORK, PLAY &**  
*Enjoy*

**CLUB HOUSE**



Actual Image

**DEDICATED SPACE FOR YOUR**  
*Vehicles*



**CAR PARKING**

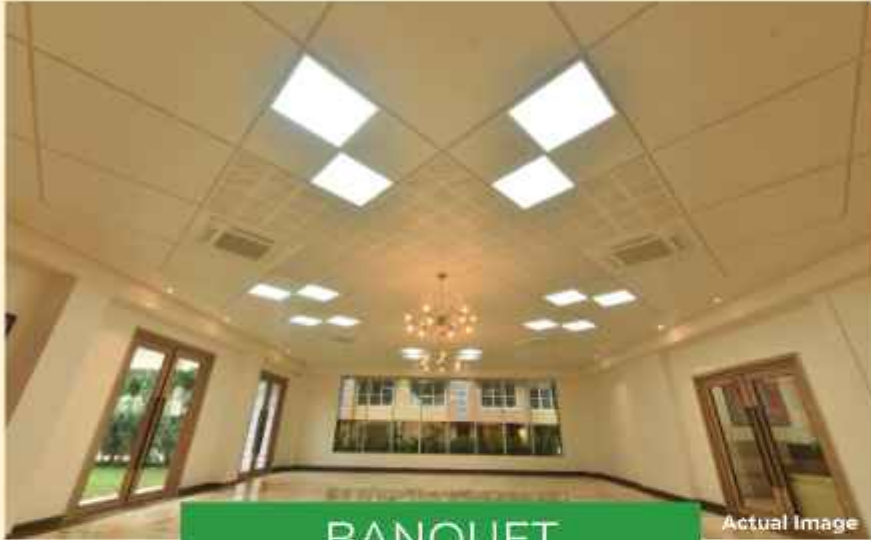
Actual Image

## AWARDED WITH THE PRESTIGIOUS IGBC GREEN HOMES PRE-CERTIFIED GOLD

Move into a lifestyle of bliss. Living that is truly exceptional in all forms. Alluring amenities like a clubhouse, swimming pool, gymnasium, and many more. Your new home awaits you at Park Royale.



Actual Image



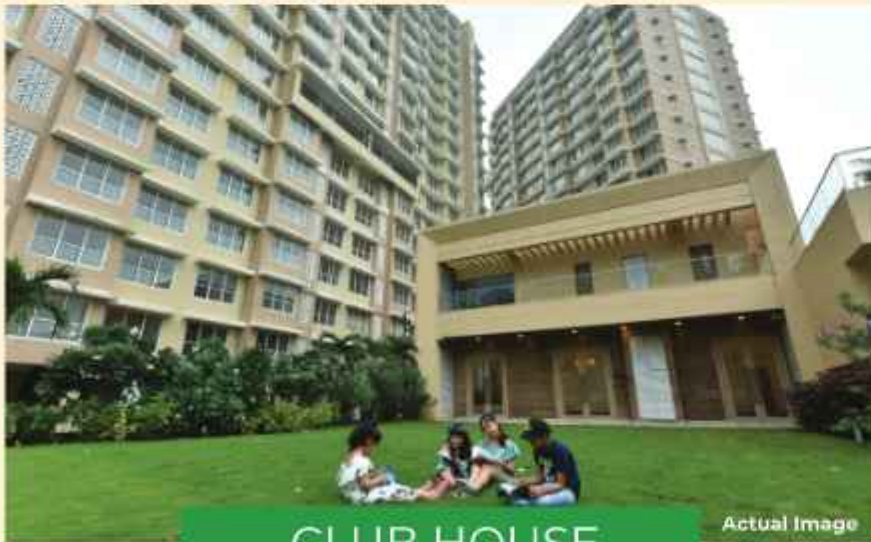
BANQUET

Actual Image



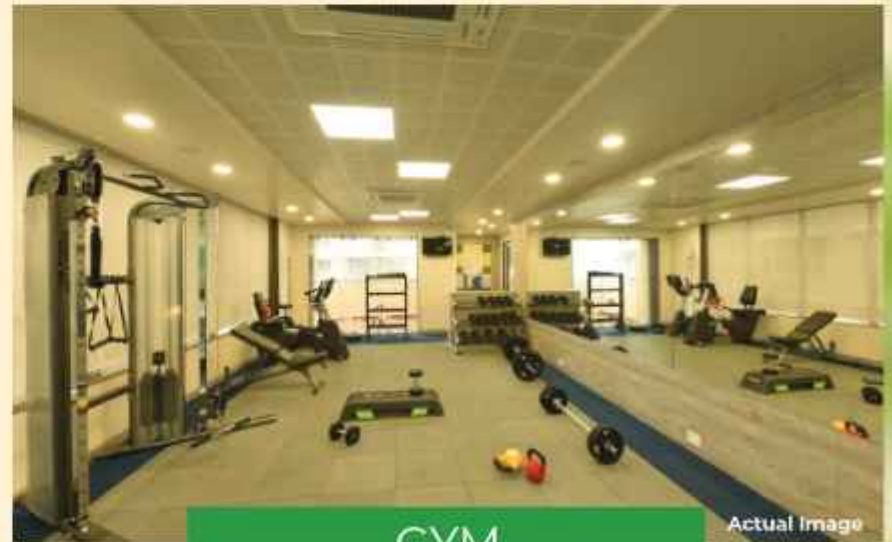
MINI TURF

Actual Image



CLUB HOUSE

Actual Image



GYM

Actual Image

## MUMBAI PROJECTS



Pride Panorama



Prime Corporate Park



Pride Pegasus



Pride Crosswinds Villa

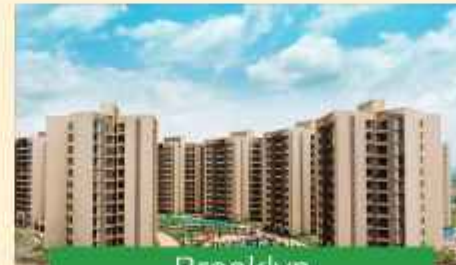
## PUNE PROJECTS



The Spires



Park Landmark



Brooklyn



Kingsbury Phase I & II



Park Royale - An ultra-modern luxurious residential complex of eco-friendly homes is being brought to you jointly by Shivranjani Properties LLP (Pride - Rashi Ventures)



## THE PRIDE GROUP

The Pride Group is a world-class property development conglomerate changing the cityscapes of Mumbai, Pune, Bangalore, and Bhopal with its bold new designs, high engineering, ethical standards, and professional outlook. The Group has built and delivered over 2 million sq. ft. of constructed area. The Group follows formalized construction management techniques and a continuous feedback system that makes it one of the most efficient in the construction Industry. No wonder Pride Housing is a preferred partner for local and international corporates, IT and ITES companies, business owners, and home buyers.

The Pride Group is all about commitment right from maintaining the highest levels of construction quality to the finest standards of design & delivery clearly evident in various reputed commercials, residentials, and reputed IT parks they have built. Whether it is property development or construction, merchant banking, leasing & finance, entertainment; hospitality, or retailing business, The Pride Group believes in doing it right, responsibly, and by Building Tomorrow Today.



has developed more than 1 million sq. ft. of residential and commercial properties and IT Parks in Mumbai & Pune. Founded by Mr. Chandresh Jhunjhunwala the Rashi Group has been developing premium properties for the past 20 years. Keeping in mind the vast need for affordable housing they have major plans in the affordable housing and SRA segments in the near future.

## CREDITS

**Architect & Associates:** Ethique

**Structural Consultant:** JW Consultant LLP

**Liaisoning / BMC Architect:** Square Consultant

**Advocate & Solicitors:** Narayanan & Narayanan

*A Project by:*



**PRIDE - RASHI GROUP**

**Site:** 124, Military Road, Adj. to Bharatvan Garden, Marol, Andheri (E), Mumbai - 400 059.



MahaRERA No: P51800053602



This project is registered with MahaRERA and is available on the website <https://maharera.t.mahaonline.gov.in/> under registered projects.

Disclaimer: All plans, drawings, amenities, features, specifications, other information, etc. mentioned indicate the kind of development that is proposed and are subject to the approval of the respective authorities. All renderings, floor plans, pictures, perspective views of buildings, and model-furnished apartments and maps are the artist's conceptions, not actual buildings, walls, roadways, or landscaping. Information given in this advertisement is not final or legally binding and is liable to change. Final discretion remains with the Developers.



Where *Green*  
is a way of *Life*

2, 3 & 5 BHK  
Ultra-Modern Apartments.

Welcome to an extraordinary world of exceptional living where aesthetics, design excellence and practical functionality combine to create the most perfect ambience for luxury lifestyle.





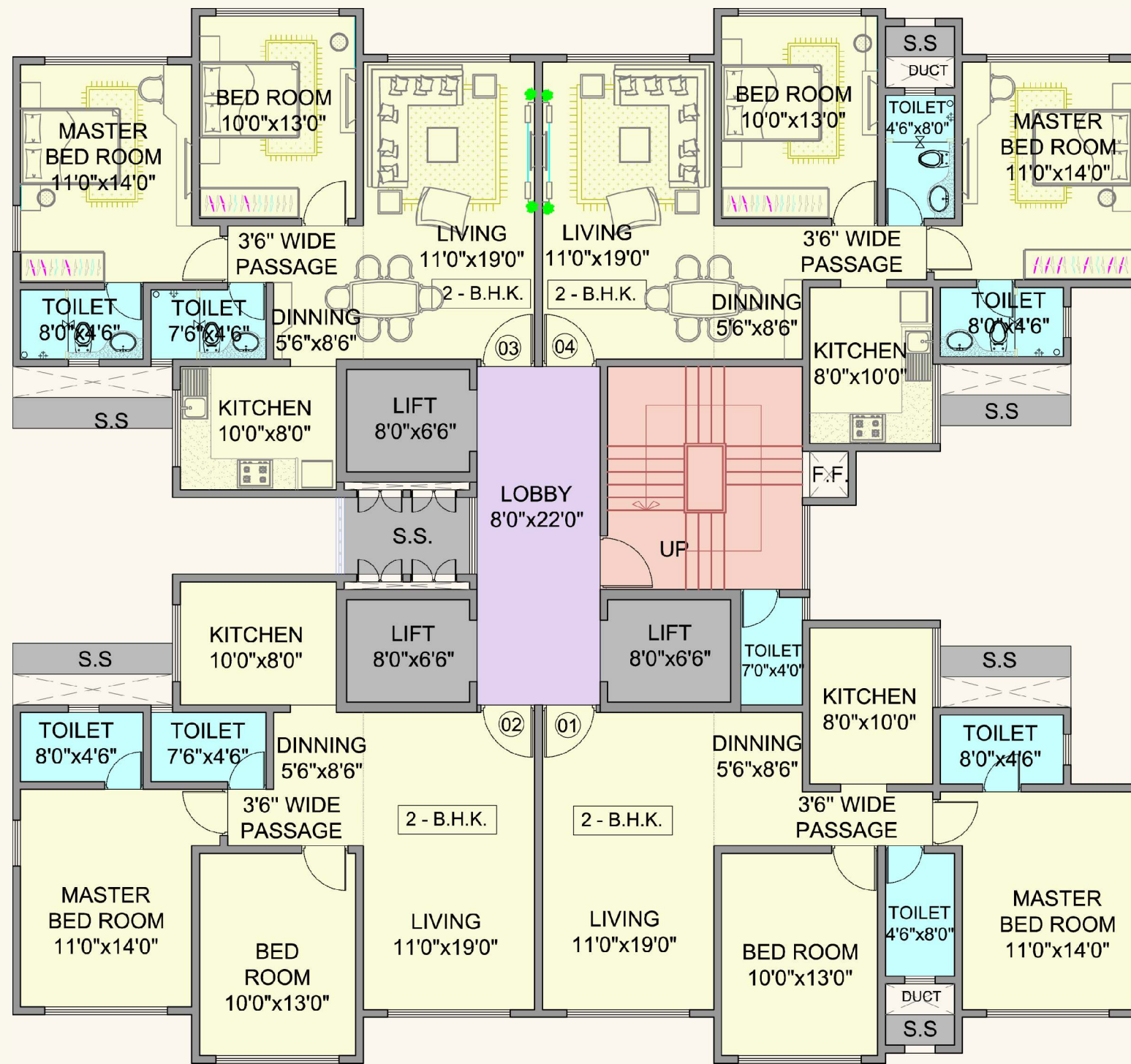
## Exceptional Connectivity & Convenience

- Andheri-Kurla Road 1 km
- International Airport 2.5 kms
- Marol Metro Station 1.4 kms
- Marol Fire Brigade 1.2 kms
- Jogeshwari-Vikhroli Link Rd. 3 kms
- Western Express Highway 4.5 kms
- Andheri Railway Station 5 kms
- Saki Naka Junction 1.3 kms
- MIDC 1.5 kms
- Powai Business District 3.5 kms
- 7 Hills Hospital 0.5 km
- The Leela, Intercontinental, Le Royal Meriden & Other Prestigious Hotels in radius of 2-3 kms
- Schools, Temples & Colleges in radius of 2-9 kms
- Theatres & Shopping Centers in radius of 2-9 kms



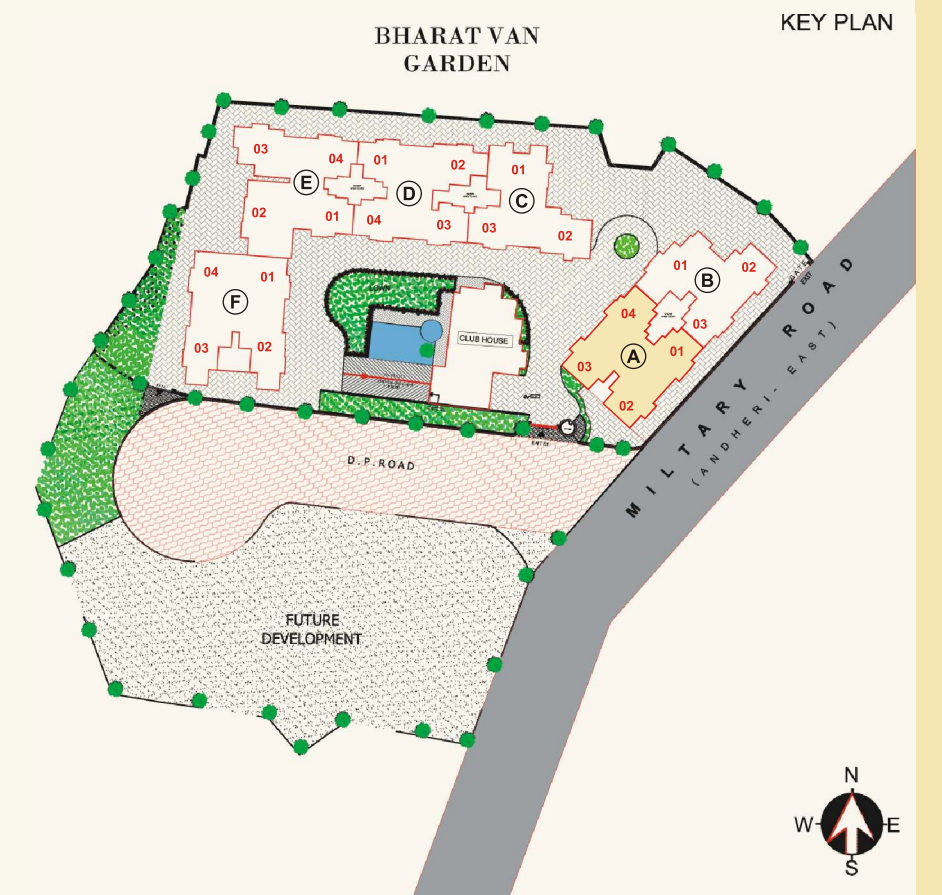
Layout Plan

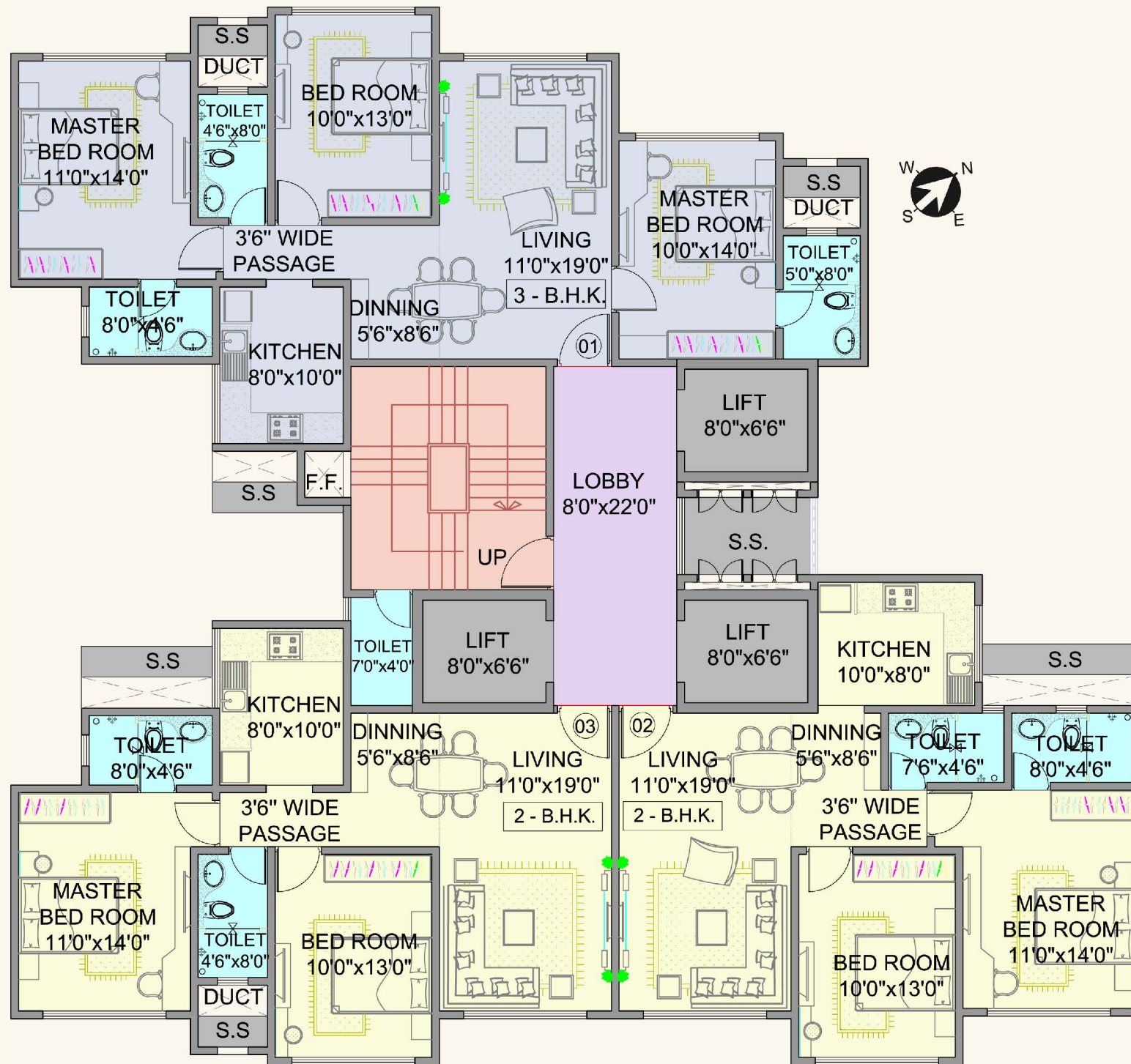




**BUILDING - A**  
TYPICAL FLOOR PLAN

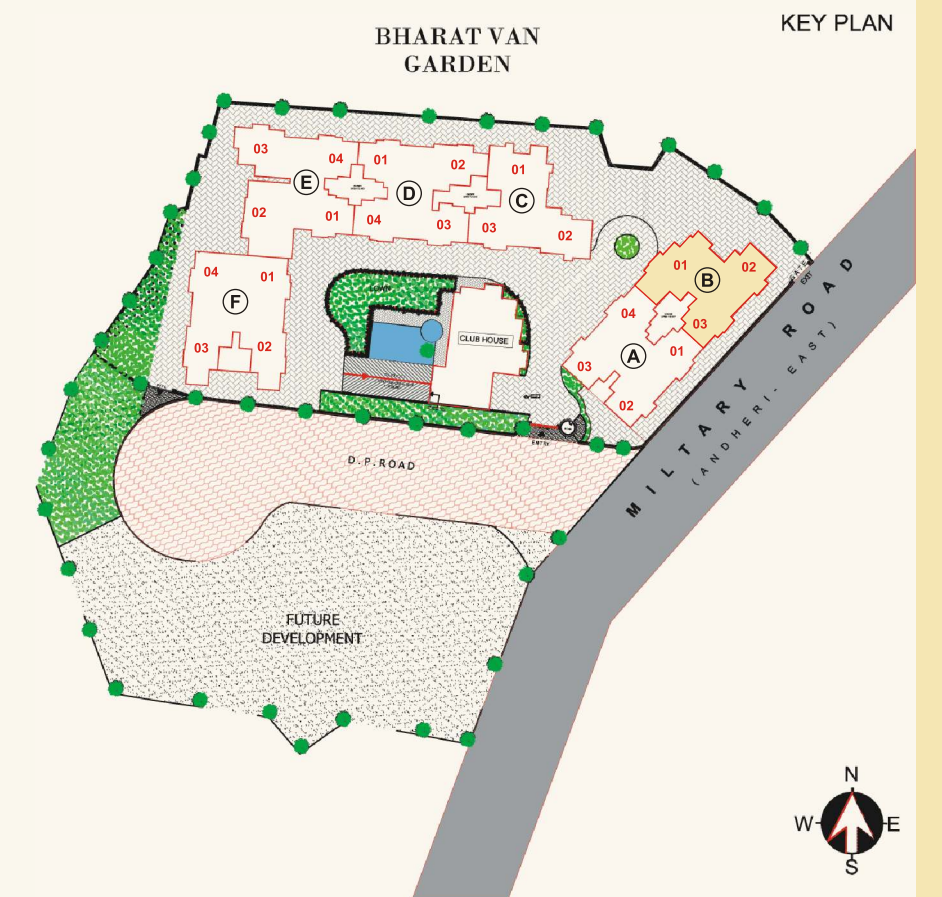
FLAT NO.	FLAT TYPE	CARPET AREA
1.	2 BHK	731 SQ.FT
2.	2 BHK	714 SQ.FT
3.	2 BHK	714 SQ.FT
4.	2 BHK	731 SQ.FT

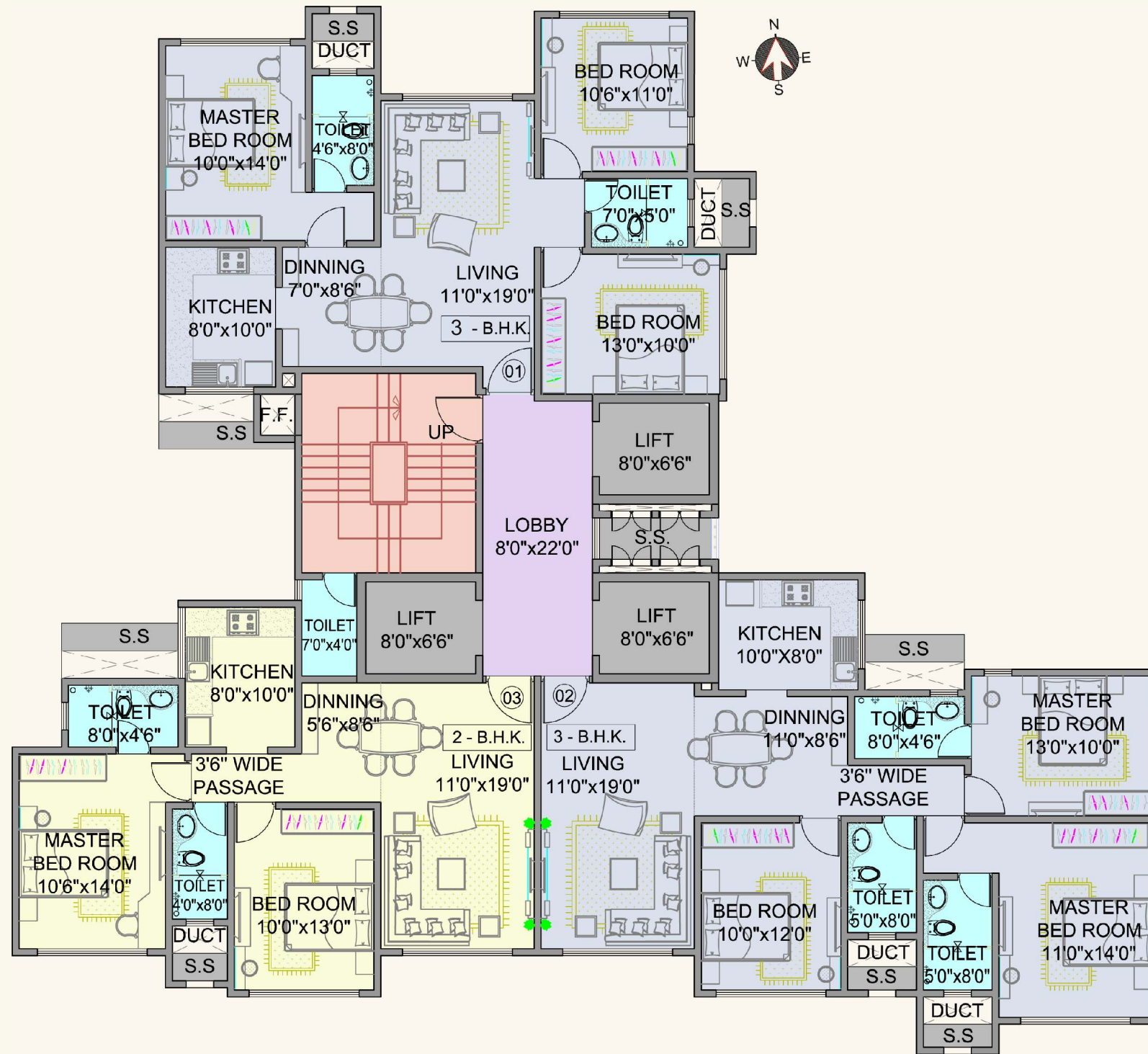




**BUILDING - B**  
TYPICAL FLOOR PLAN

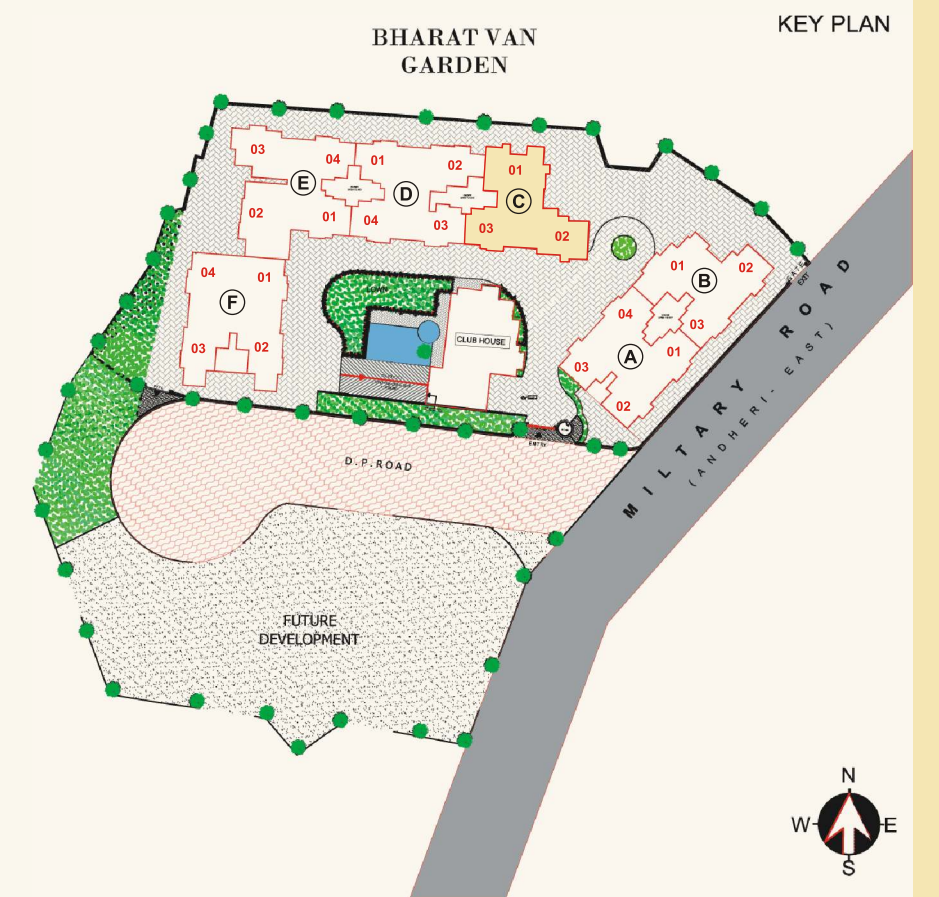
FLAT NO.	FLAT TYPE	CARPET AREA
1.	3 BHK	912 SQ.FT
2.	2 BHK	714 SQ.FT
3.	2 BHK	731 SQ.FT





**BUILDING - C**  
TYPICAL FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA
1.	3 BHK	852 SQ.FT
2.	3 BHK	958 SQ.FT
3.	2 BHK	719 SQ.FT





# Recreation, Health, Wellness Zone & Security



Adjoining 7 Acre Public Garden

## COMMON AMENITIES & FEATURES

- Fully equipped Club house with Gym & Swimming pool
- Children's play area & Toddler Room
- Thoughtfully designed outdoor space for senior citizens
- Indoor recreation area with games
- Multipurpose party area



Swimming Pool

- Dedicated area for Yoga and Meditation
- Three Basements level parking
- High Speed 3 Elevators in each wing
- Power Back up for common area
- High-tech Security System
- Well equipped Fire Fighting System

- Common washroom for domestic help at mid-landing level
- Rain Water Harvesting
- Earthquake Resistant RCC design
- Double height Grand Entrance Lobby



Fully Equipped Gymnasium

- MoEF approved project
- Pleasant Elevation
- Unobstructed Garden view apartments
- Vaastu compliant design



Garden Area



Awarded

**IGBC Green Homes Pre - Certified Gold.**

A Project by:



**PRIDE GROUP**



**RASHI DEVELOPERS**

**SHIVRANJANI PROPERTIES LLP**

Site : 124, Military Road, Adj. to Bharatvan Garden, Marol, Andheri (E), Mumbai - 400 059.

Mumbai Office : 601, Orbit Plaza, New Prabhadevi Marg, Prabhadevi, Mumbai - 400 025. Ph.: 022-43343536 • Fax No: +91-22- 2421 8130

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