

For more information, visit our website at www.thepresidential.co.in or
Please Contact Us: **+91 858 889 7971 | enquiry@thepresidential.co.in**

Location Site - Next to Salt N Pepper Restaurant, Near Shivai Nagar Circle, Upvan Lake Rd, Thane West - 400606.

MahaRera No: P51700077033 | <https://maharera.mahaonline.gov.in>

This registration is granted under section 5 of the Act to the following project under project registration number:P51700077033, Project: Metro Regalia, Plot Bearing / CTS / Survey / Final Plot No.: S NO 232, H NO 3B/1at Thane (M Corp.), Thane, Thane, 400606; Shree Ashtavinayak Enterprises having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400606.

Disclaimer: This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely a creative imagination and an Architect's impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time.
All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the Municipal Corporation of Thane and the same are subject to construction exigencies.
The photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site and are used to indicate a conceptual lifestyle.
No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose

THE PRESIDENTIAL

WHERE LUXURY FINDS A HOME



HOME TO MORE THAN
20,000+
HAPPY FAMILIES

DEVELOPED MORE THAN
10
MILLION SQ. FT AREA

MORE THAN
6
MILLION SQ. FT UNDER
CONSTRUCTION

BUILT MORE THAN
1
MILLION SQ. FT.
OFFICE SPACES

A LEGACY OF
36+
YEARS TRUST

A Legacy of Trust

For over three decades, Metro Group has been synonymous with trust and excellence in the real estate industry. With a rich legacy of delivering over 1 million sq. ft. and bringing smiles to more than 20,000 families, we continue to build vibrant communities where people thrive.



THE PRESIDENTIAL

WHERE LUXURY FINDS A HOME

A New Benchmark in Luxury

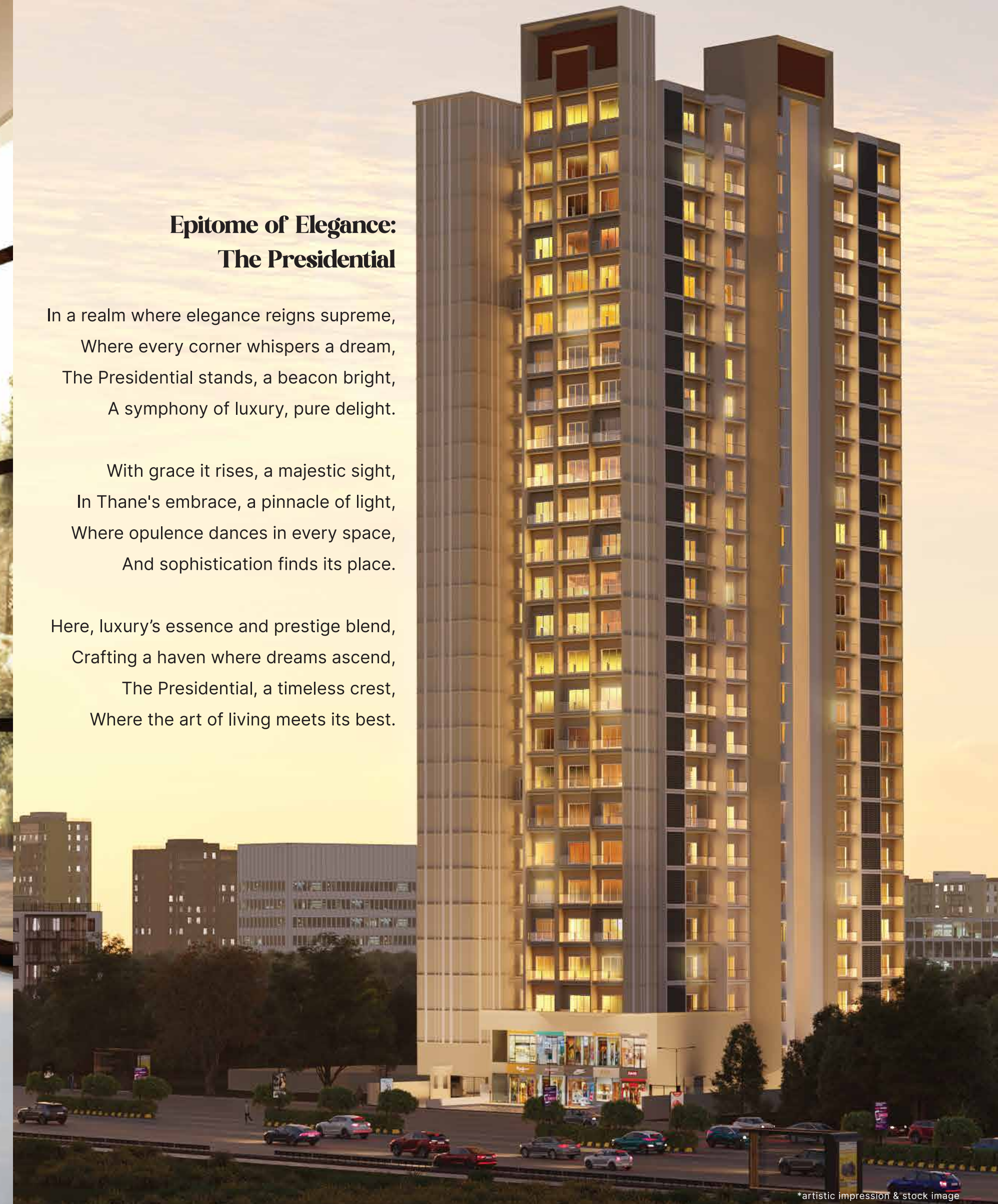
Welcome to The Presidential, where luxury knows no bounds. Nestled in the prime locale of Thane, The Presidential redefines what it means to live in opulence. This isn't just a residence-it's a statement, a symbol of Luxury and Prestige.

Epitome of Elegance: The Presidential

In a realm where elegance reigns supreme,
Where every corner whispers a dream,
The Presidential stands, a beacon bright,
A symphony of luxury, pure delight.

With grace it rises, a majestic sight,
In Thane's embrace, a pinnacle of light,
Where opulence dances in every space,
And sophistication finds its place.

Here, luxury's essence and prestige blend,
Crafting a haven where dreams ascend,
The Presidential, a timeless crest,
Where the art of living meets its best.





The Most Prominent Location for Seamless Connectivity



EDUCATION CENTRES

Smt. Sulochanadevi Singhania School
- 5 mins (1.5km)

Finland International School
- 12 mins(3.7km)

Billabong High International School
- 15 mins (4km)

Vidyaniketan English High School
- 4min (800m)



ENTERTAINMENT & SPECIAL ATTRACTION

Yeoor Hills - 10 Mins (3.4kms)

Upvan Lake - 4 Mins (1.5kms)

Talao Pali - 12 Mins (4.8kms)

Big Cinemas - 11 Mins (4.6kms)



HOSPITALS

Jupiter Hospital - 9min (2.8km)

Hiranandani Hospital - 12 Mins (6.4km)

Bethany Hospital - 5min (950m)



FINE & DINE

Hotel IBIS - 3min (1.1km)

Hotel Satkar Residency - 4min (1.5km)

Utsav Restaurant - 11min (3.4km)



SHOPPING ARENAS

Viviana Mall - 8min (2.6km)

Korum Mall - 7min (2.4km)

R Mall - 13min (5.1km)



Thane-Wadala Metro Lines
(Line 4 & 4A - Green Line)



Thane-Bhiwandi-Kalyan Metro Lines
(Line 5 - Orange Line)



Thane Ring Metro Project



Thane-Borivali Tunnel Road



Thane-Vasai, Thane-Mumbai
Waterways



Balkum-Ghodbunder Coastal Road



Floor Plan



THE PRESIDENTIAL

Floor Plan

Precision in Luxury Living

The Presidential offers meticulously designed floor plans that optimize space and elegance. Each layout ensures a seamless blend of functionality and luxury, tailored to enhance your living experience and accommodate your lifestyle with grace.



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THE PRESIDENTIAL

Lobby:

An Icon of Prestige

Our Versace Tiled Lobby is a masterpiece of design, where every step echoes elegance and grandeur, making a statement from the moment you enter.



THE PRESIDENTIAL

Bedroom

Your Private Oasis

Indulge in the ultimate retreat with The Presidential's bedroom, crafted for comfort and elegance. Enjoy plush interiors, expansive wardrobes, and a private balcony. The en-suite bathroom adds a touch of spa-like luxury, ensuring every night is a serene escape.





THE PRESIDENTIAL

Living Room

A Statement of Sophistication

Experience unmatched luxury in The Presidential's living room. This spacious, meticulously designed area features high-end finishes and elegant furnishings. Floor-to-ceiling windows bathe the room in natural light, creating a refined space ideal for both relaxed living and sophisticated gatherings.



THE PRESIDENTIAL

Kitchen

Culinary Excellence Redefined

The Presidential's kitchen represents the pinnacle of gourmet design. Equipped with top-tier appliances, sleek countertops, and custom cabinetry, this space is crafted for culinary perfection. Its open layout facilitates both daily living and upscale entertaining with ease.



- Kids Play Area
- Sitting Space
- Senior Citizen Sit Out
- Swimming Pool
- Yoga Deck
- Reflexology Path
- Turf
- Gazebo

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The Terrace

Elevate Your Evenings

Experience unparalleled luxury on The Terrace, where sophisticated design meets the sky, providing the perfect backdrop for relaxation or entertaining under the stars.

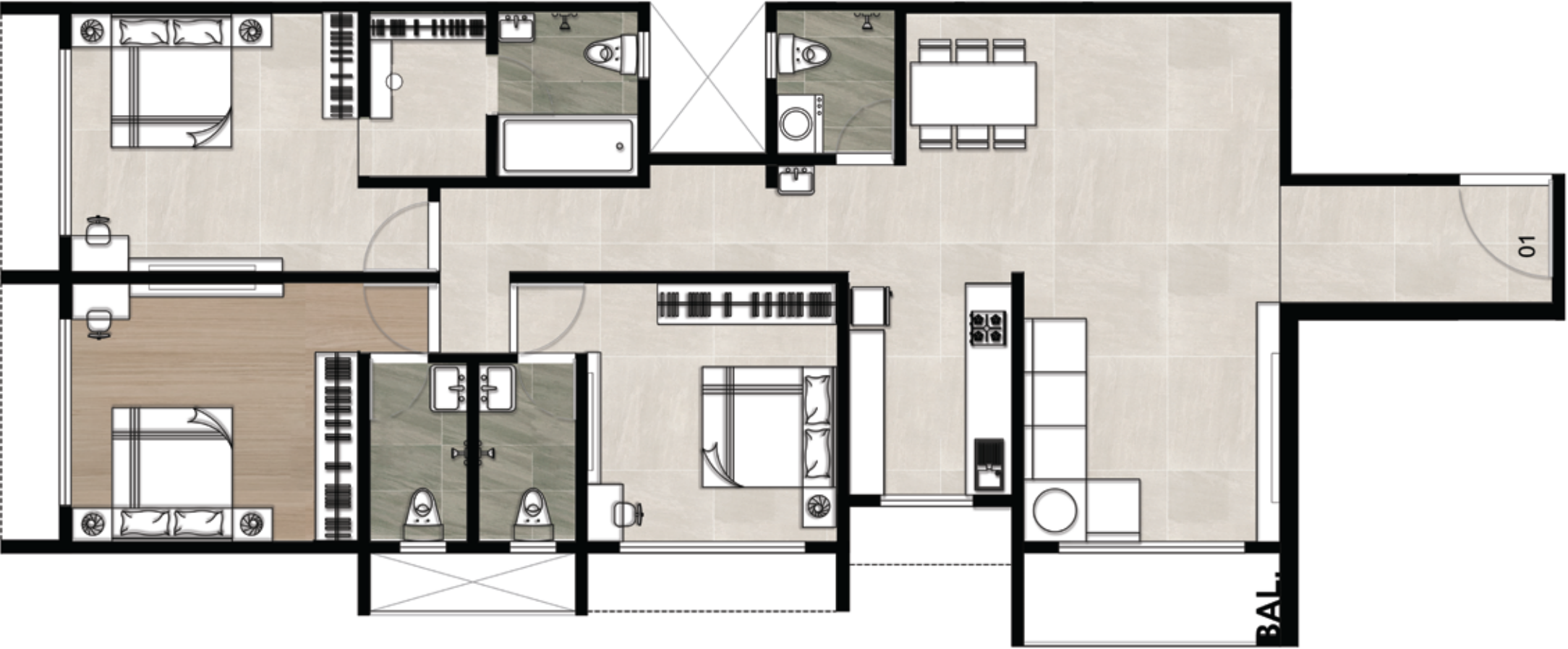
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| 3BHK



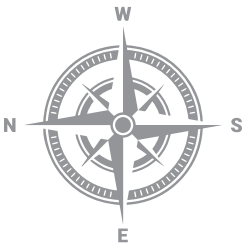
FLAT TYPE 01

3 BHK | RERA CARPET : 1141 SQ. FT



FOYER	5'-0" X 11'-7"
LIVING ROOM	22'-8" X 11'-0"
DINING AREA	7'-6" X 5'-0"
KITCHEN	9'-0" X 7'-0"
TOILET 01	6'-0" X 5'-0"
BEDROOM 01	11'-1" X 10'-8"
TOILET 02	7'-6" X 4'-2"
BEDROOM 02	11'-1" X 12'-4"
TOILET 03	7'-6" X 4'-2"
BEDROOM 03	11'-0" X 12'-4"
W.W	7'-0" X 5'-0"
TOILET 04	7'-0" X 6'-0"

FLAT TYPE	01
RERA CARPET	1141 SQ.FT
BALCONY	48 SQ.FT
AGREEMENT AREA	1189
F.BED	100 SQ.FT
TOTAL USABLE.A	1289 SQ.FT



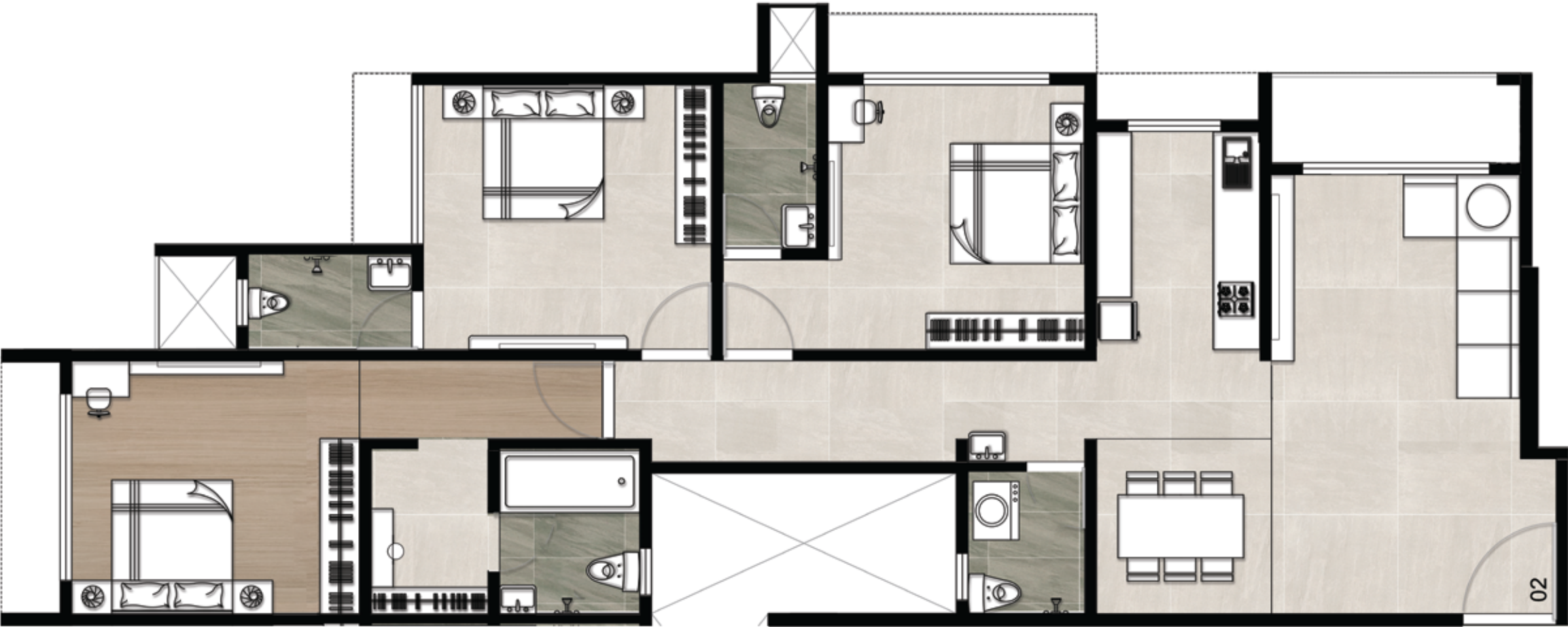
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| 3BHK



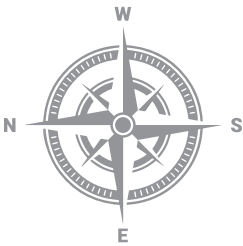
FLAT TYPE 02

3 BHK | RERA CARPET : 1087 SQ. FT



LIVING ROOM	18'-10" X 10'-8"
DINING AREA	7'-6" X 7'-6"
KITCHEN	9'-4" X 7'-0"
TOILET 01	6'-0" X 5'-0"
BEDROOM 01	11'-4"X 11'-0"
TOILET 02	7'-0" X 4'-0"
BEDROOM 02	11'-4" X 12"-4"
TOILET 03	4'-0" X 7'-0"
BEDROOM 03	10'-10" X 12'-4"
W.W	7'-0" X 5'-0"
TOILET 04	7'-0" X 6'-0"

FLAT TYPE	02
RERA CARPET	1087 SQ.FT
BALCONY	45 SQ.FT
AGREEMENT AREA	1132 SQ.FT
F.BED & TARRECE	87 SQ.FT
TOTAL USABLE.A	1219 SQ.FT



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| 2BHK



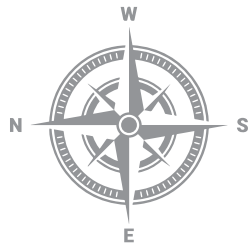
FLAT TYPE 03

2 BHK | RERA CARPET : 861 SQ. FT



LIVING ROOM	10'-0" X 20'-8"
DINING AREA	7'-6" X 7'-6"
KITCHEN	7'-0" X 9'-4"
TOILET 01	6'-0" X 6'-1"
BEDROOM 01	10'-6" X 11'-4"
TOILET 02	4'-0" X 7'-0"
BEDROOM 02	10'-2" X 15'-2"
TOILET 03	6'-0" X 7'-1"

FLAT TYPE	03
RERA CARPET	861 SQ.FT
AGREEMENT AREA	861 SQ.FT
F.BED	94 SQ.FT
TOTAL USABLE.A	955 SQ.FT



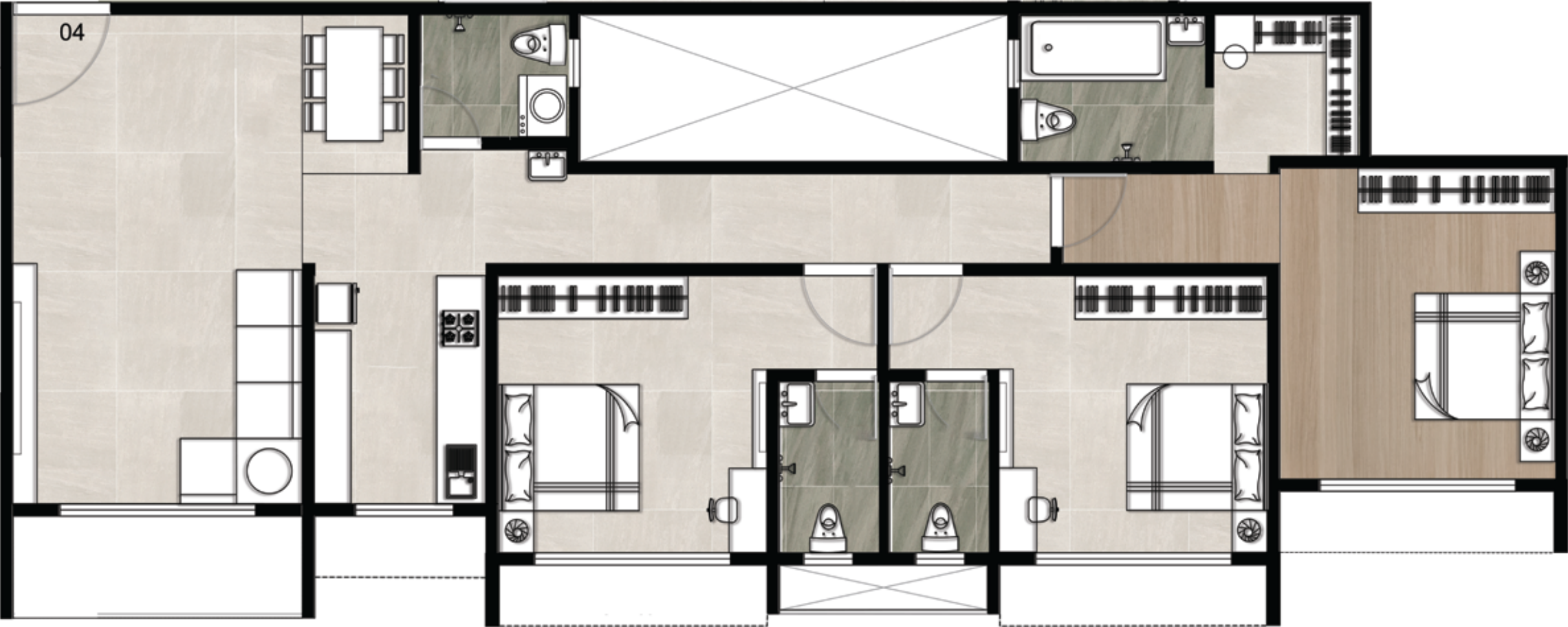
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| 3BHK



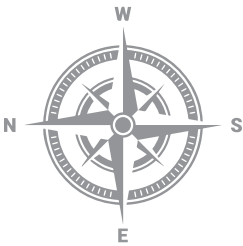
FLAT TYPE 04

3 BHK | RERA CARPET : 1109 SQ. FT



LIVING ROOM	11'-10" X 20'-0"
DINING AREA	4'-4" X 6'-6"
KITCHEN	7'-0" X 9'-4"
TOILET 01	6'-0" X 5'-0"
BEDROOM 01	11'-0"X 11'-4"
TOILET 02	4'-0" X 7'-0"
BEDROOM 02	11'-0" X11'-3"
TOILET 03	4'-0" X 7'-0"
BEDROOM 03	11"-3" X 12'-8"
W.W	6'-7' X 5'-8"
TOILET 04	6'-5" X 5'-9"

FLAT TYPE	04
RERA CARPET	1109 SQ.FT
BALCONY	53 SQ.FT
AGREEMENT AREA	1162
F.BED	101 SQ.FT
TOTAL USABLE.A	1263 SQ.FT



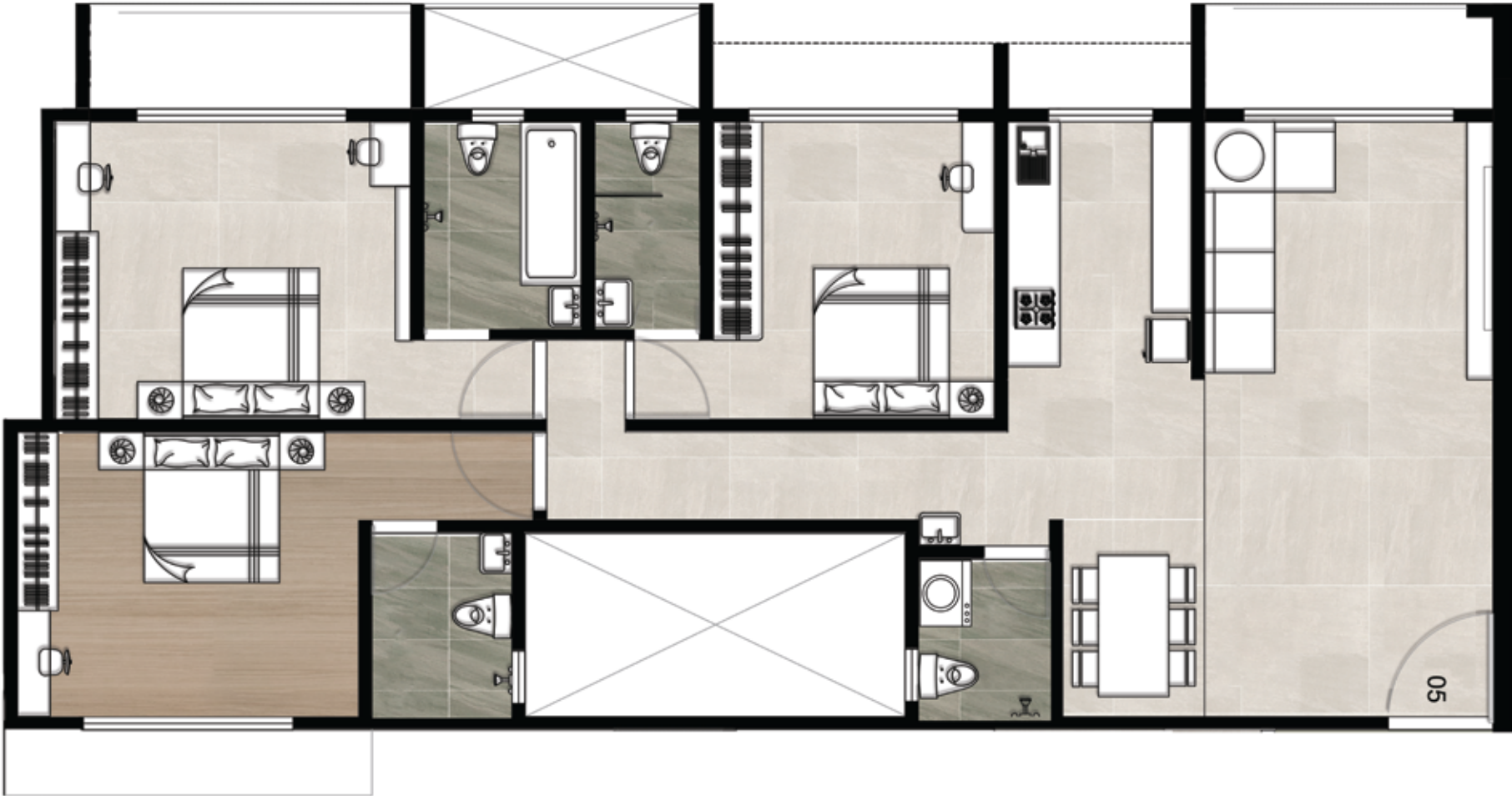
THE PRESIDENTIAL

| 3BHK



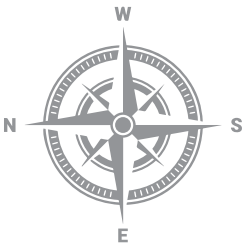
FLAT TYPE 05

3 BHK | RERA CARPET : 1109 SQ. FT



LIVING ROOM	22'-8" X 11'-0"
DINING AREA	7'-6" X 5'-4"
KITCHEN	9'-4" X 7'-0"
TOILET 01	6'-0" X 5'-0"
BEDROOM 01	11'-4" X 10'-8"
TOILET 02	7'-10" X 4'-0"
BEDROOM 02	11'-4" X 13"-7"
TOILET 03	7'-10" X 6'-0"
BEDROOM 03	10'-10" X 13'-0"
TOILET 04	7'-0" X 5'-4"

FLAT TYPE	05
RERA CARPET	1109 SQ.FT
BALCONY	101 SQ.FT
AGREEMENT AREA	1210
F.BED	78 SQ.FT
TOTAL USABLE.A	1288 SQ.FT



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Refuge Floor Plan



FLAT TYPE	01
RERA CARPET	1141 SQ.FT
BALCONY	48 SQ.FT
AGREEMENT AREA	1189
F.BED	100 SQ.FT
TOTAL USABLE.A	1289 SQ.FT

FLAT TYPE	02
RERA CARPET	688 SQ.FT
AGREEMENT AREA	668 SQ.FT
F.BED	66 SQ.FT
TOTAL USABLE.A	754 SQ.FT

FLAT TYPE	03
RERA CARPET	861 SQ.FT
AGREEMENT AREA	861
F.BED	94 SQ.FT
TOTAL USABLE.A	955 SQ.FT

FLAT TYPE	04
RERA CARPET	1109 SQ.FT
BALCONY	53 SQ.FT
AGREEMENT AREA	1162
F.BED	101 SQ.FT
TOTAL USABLE.A	1263 SQ.FT

FLAT TYPE	05
RERA CARPET	1109 SQ.FT
BALCONY	101 SQ.FT
AGREEMENT AREA	1210
F.BED	78 SQ.FT
TOTAL USABLE.A	1288 SQ.FT



LIVING ROOM	16'-2" X 10'-0"
KITCHEN	11'-3" X 6'-7"
BEDROOM 01	11'-3" X 12'-3"
TOILET 01	4'-0" X 7'-0"
BEDROOM 02	10'-8" X 12'-3"
W.W	7'-0" X 5'-0"
TOILET 02	6'-0" X 6'-0"

FLAT TYPE	02
RERA CARPET	688 SQ.FT
AGREEMENT AREA	668 SQ.FT
F.BED	66 SQ.FT
TOTAL USABLE.A	754 SQ.FT

REFUGE FLOOR PLAN





*stock image

The Gist of 50+ Amenities


Infinity Swimming Pool
On Roof Top


Dedicated Floor
For Indoor Amenities


11 Feet Slab to
Slab Height


Jio Fiber


Ai Homes


Bathtub and
Jacuzzi


Big Basket


Chess Academy


Dedicated Covered
2 Wheeler Parking


Gymnasium With
Steam Facility


Dietician on Call


Virtual Golf


All Master Bedrooms


Luxury Sanitary Fittings


Doctor on Call


Turf with
Bowling Machine



#Infinity Pool

Endless Horizons Await

Our rooftop infinity pool offers not just a swim but an experience of floating above the world, where the sky meets the water.

*stock image



#Private Cinema

Your Personal Movie Theater

Our private home theatre offers the ultimate viewing experience with state-of-the-art audio and visual technology, ensuring that every movie night is unforgettable.

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#Celebrity Lifestyle

Live Like a Star

Interiors meticulously curated by the finest designers, reflecting your exquisite taste and preference for the extraordinary.



*stock image



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#AI Homes

Smart Living Redefined

Experience the future with AI-powered homes that adapt to your lifestyle, offering unparalleled comfort, efficiency, and security.

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#The Jacuzzi Experience

Soothing Retreats

Unwind in our elegantly designed Jacuzzis, where relaxation meets luxury, offering a personal retreat for rejuvenation.

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#Digital Detox Zone

Reconnect with Tranquility

Escape the digital noise, find tranquility in our Digital Detox Zone, a space designed for mindfulness, reflection, and reconnecting with the present moment.

#The Virtual Golf Suite

Perfect Your Swing

Whether you're a seasoned pro or just starting out, this exclusive amenity offers the ultimate golfing experience right at your doorstep.





#Create Your Vision

Bare Shell Apartments

Bare Shell Apartments at The Presidential offer a blank canvas for you to design your dream home, tailored to your every desire.



#The Executive Gym

Fitness Redefined

Train like a pro in our Executive Gym, where cutting-edge technology meets tailored fitness programs to help you reach your peak performance.

*stock image



#The Yoor Hills Vista

Nature's Serenity at Your Doorstep

Wake up to the breathtaking views of Yoor Hills, where nature's beauty meets luxury living. The Presidential offers an unmatched connection to the natural world, providing a serene escape from the city's hustle and bustle.

*stock image

#Rooftop Garden

Elevated Serenity

Our rooftop gardens bring the essence of nature to your doorstep, offering a serene escape amidst the urban landscape.

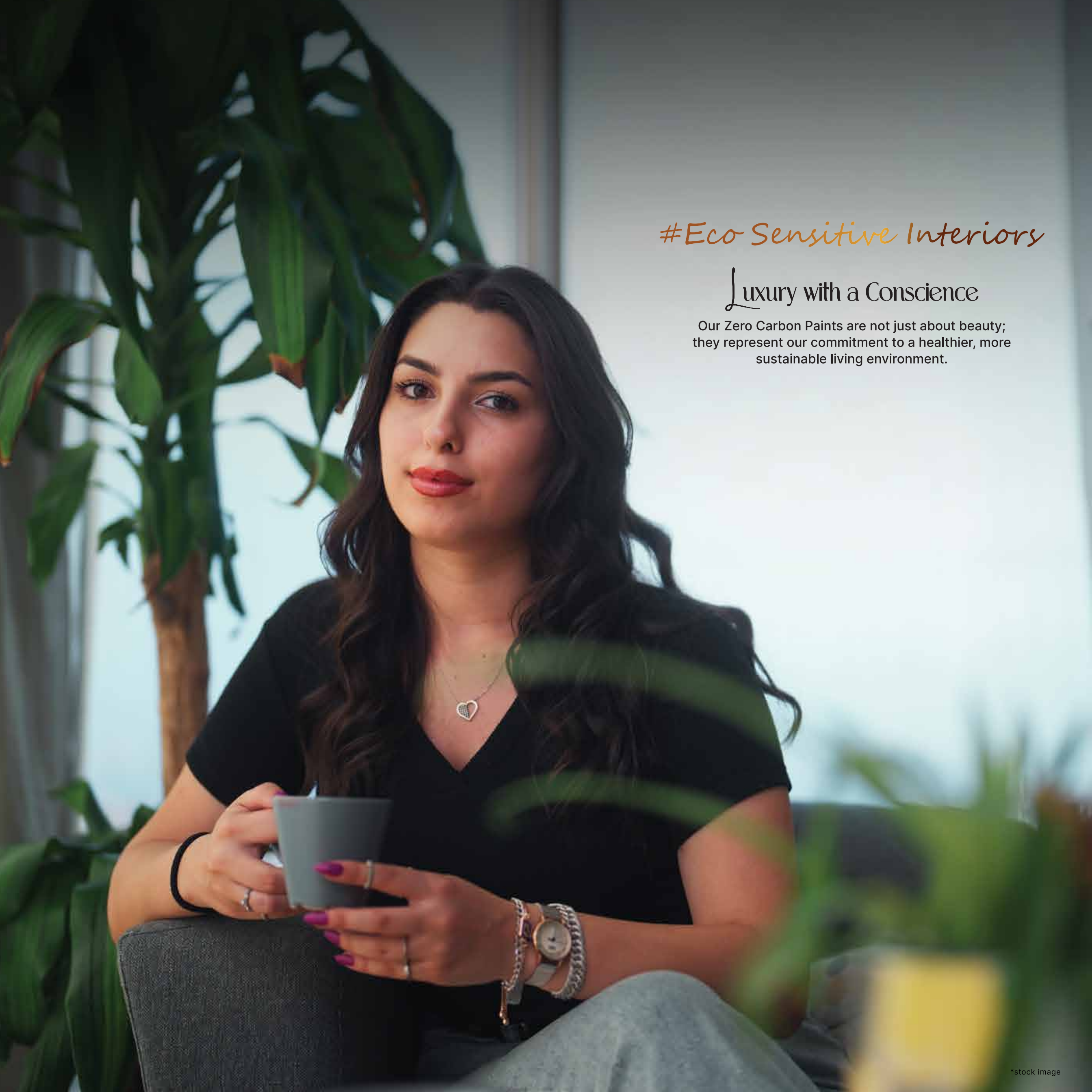


*stock image

#Eco Sensitive Interiors

Luxury with a Conscience

Our Zero Carbon Paints are not just about beauty; they represent our commitment to a healthier, more sustainable living environment.



*stock image



#Digital Library

Explore Boundless Knowledge

Our Tech Haven Library offers a cutting-edge digital experience where you can immerse yourself in a world of e-books, audiobooks, and interactive learning resources.



#Cricket Bowling Machine

Pitch for Pro-Level Bounce & Spin

Enjoy the thrill of a perfect game in our exclusive bowling alley, designed for leisure and virtual competition.



#The Presidential Club

Exclusive Social Haven

The Presidential Club offers an exclusive retreat where residents can unwind, socialize, and enjoy in a luxurious setting.

Hybrid Dance Studio

Move with Grace

Whether it's ballet, salsa, or contemporary, our Dance Studio is the perfect place to express yourself and stay fit, all in an elegant setting.



*stock image



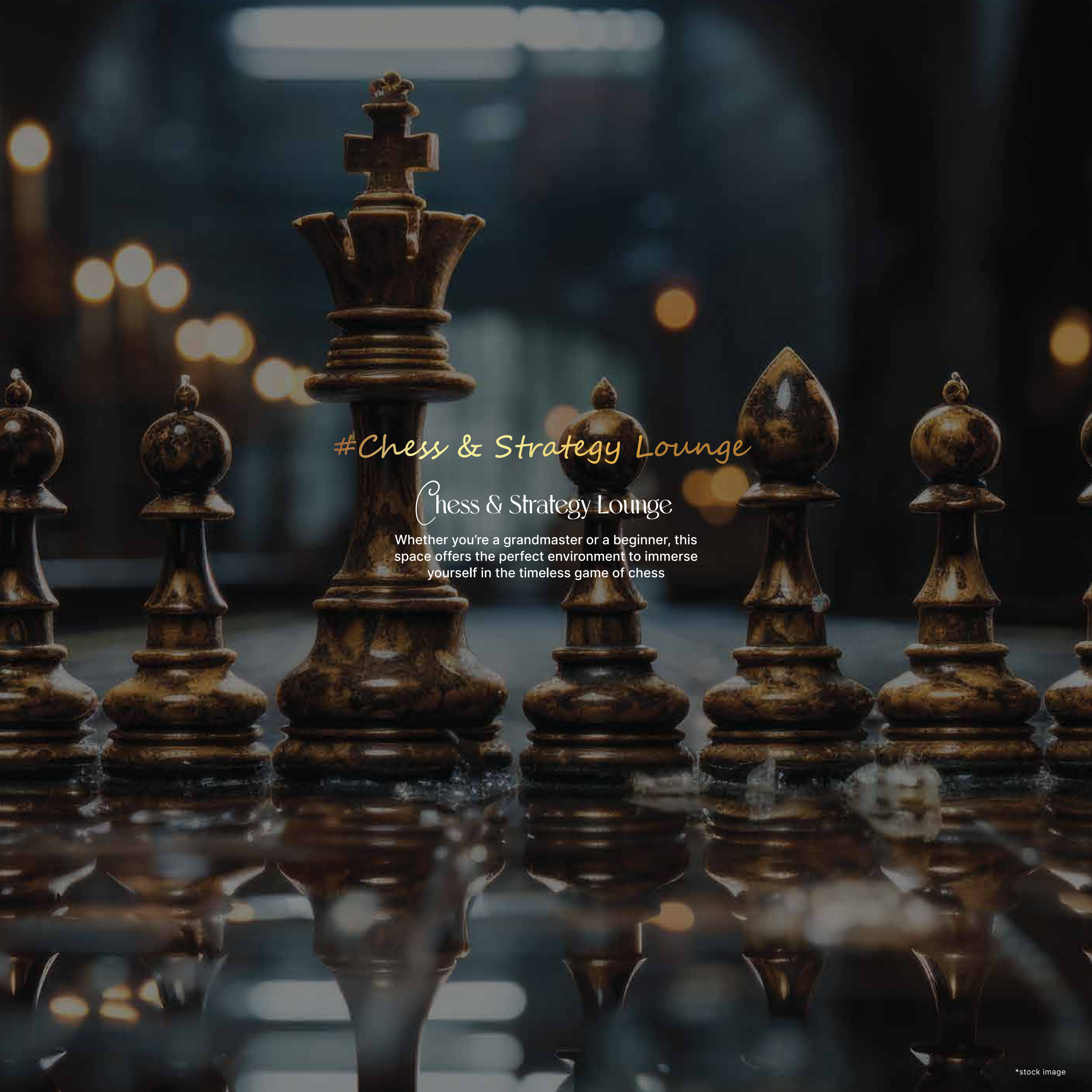
*stock image



Art & Soul Studio

Creativity Unleashed

The Art & Soul Studio is a haven for creativity, where you can express your artistic side and discover new passions.



#Chess & Strategy Lounge

Chess & Strategy Lounge

Whether you're a grandmaster or a beginner, this space offers the perfect environment to immerse yourself in the timeless game of chess

*stock image



#Kiddie Kingdom

Where Young Minds Thrive

The Presidential is not just a home for you, but a place where your children can grow, learn, and play in a safe and stimulating environment.

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#Doctor on Call

Care at Your Convenience

Enjoy peace of mind with our Doctor on Call service, ensuring that professional medical assistance is always within reach.



*stock image



#10 Year Free AMC Parking

Worry-Free Parking

Our AMC Parking service ensures that your vehicle is well-maintained and secure, leaving you free to enjoy the finer things in life.



#EV Charge Station

Powering the Future

Charge your electric vehicle with ease at our EV Charge Stations, where sustainability meets convenience.

*stock image

#Cool-Clay Stone Walls

Stay Cool in Summer

Our 3 Degree Cooler Clay Stone Walls not only enhance your home's aesthetic but also provide superior insulation, keeping your living space cooler and more comfortable.

Internal AMENTIES

- Europa Locks
- Versace Tiles Design for Lobby
- Naturally 3°c Cooler Homes
- Eco-Friendly – AQL
- Internal Plaster Gypsum Finish
- Legrand Switches
- First in Class SS Hairline Finish
- Jindal Sliding Windows
- Natural Granite Flatform
- Gas Sensor, SOS
- Three Tier Security
- 2A Electric Switches
- Options of Raw Flat
- No Area Wastage
- Safety Manual in Office
- Instrumental Sound by JBL
- Jaguar Bath Fitting
- SS Hairline Finish Sink



#Certified Construction Quality

Excellence in Every Detail

Our Certified Construction Quality ensures that every aspect of your home is built to the highest standards, guaranteeing durability and reliability.

*stock image



#5 Years Leak Proof Guarantee

Peace of Mind for Years

Enjoy our 5 Years Leak Proof Guarantee, a testament to our commitment to long-lasting quality and protection against water damage.

*stock image



Real-Time Construction Update
Keep track of your new home with Live
Construction Updates.

*stock image



THE PRESIDENTIAL

Experience Uber-Luxury Living in
The Heart of Thane

*artistic impression