



CODENAME
CITADEL
— JUINAGAR —



Max Metamorphosis

JUINAGAR'S RISE FROM INDUSTRIAL
BACKBONE TO PREMIUM LIFESTYLE DESTINATION

Juinagar has transformed dramatically. Once a low-key township on the edge of Navi Mumbai's Trans Thane Creek industrial corridor, it has emerged as one of the city's most vibrant and sought-after residential destinations.

Planned by CIDCO as a strategic extension of Navi Mumbai's core, Juinagar began with basic infrastructure and transit links. What followed was evolution by design of a neighborhood that balanced industrial proximity with residential appeal, creating a distinct urban identity.





Artist's Impression

Max Opulence

FIRST-OF-ITS-KIND 4 BHK DUPLEX TOWER
IN NAVI MUMBAI

Introducing a landmark expression of space and stature — a dedicated tower of magnificent **4 BHK duplex residences**, a rarity not just in the neighbourhood, but across Navi Mumbai.

Double-height volumes. Grand internal staircases. A sense of arrival every single day.

It is the kind of home usually reserved for the few. Now, it has an address. And because every dream deserves its perfect scale, a selection of beautifully planned residences is also available.

2 BHK – smart, efficient, future-ready.

3 BHK – expansive comfort for growing families.

Whether you seek upward mobility or ultimate indulgence, there is a home that mirrors your ambition.

Max Indulgences

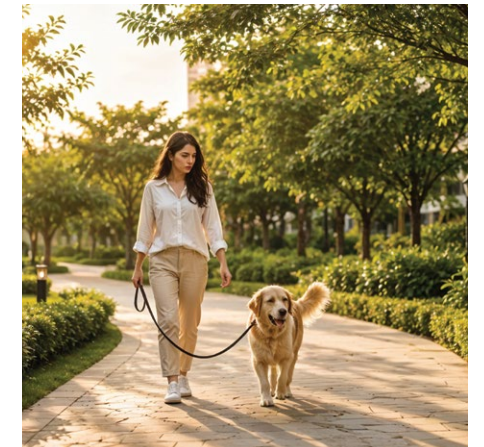
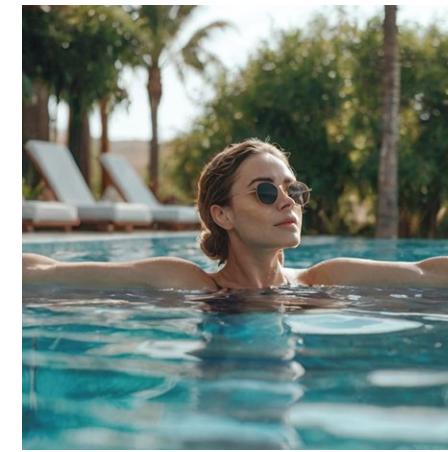
LIFESTYLE AMENITIES FOR EVERY MOOD

Clubhouse Amenities

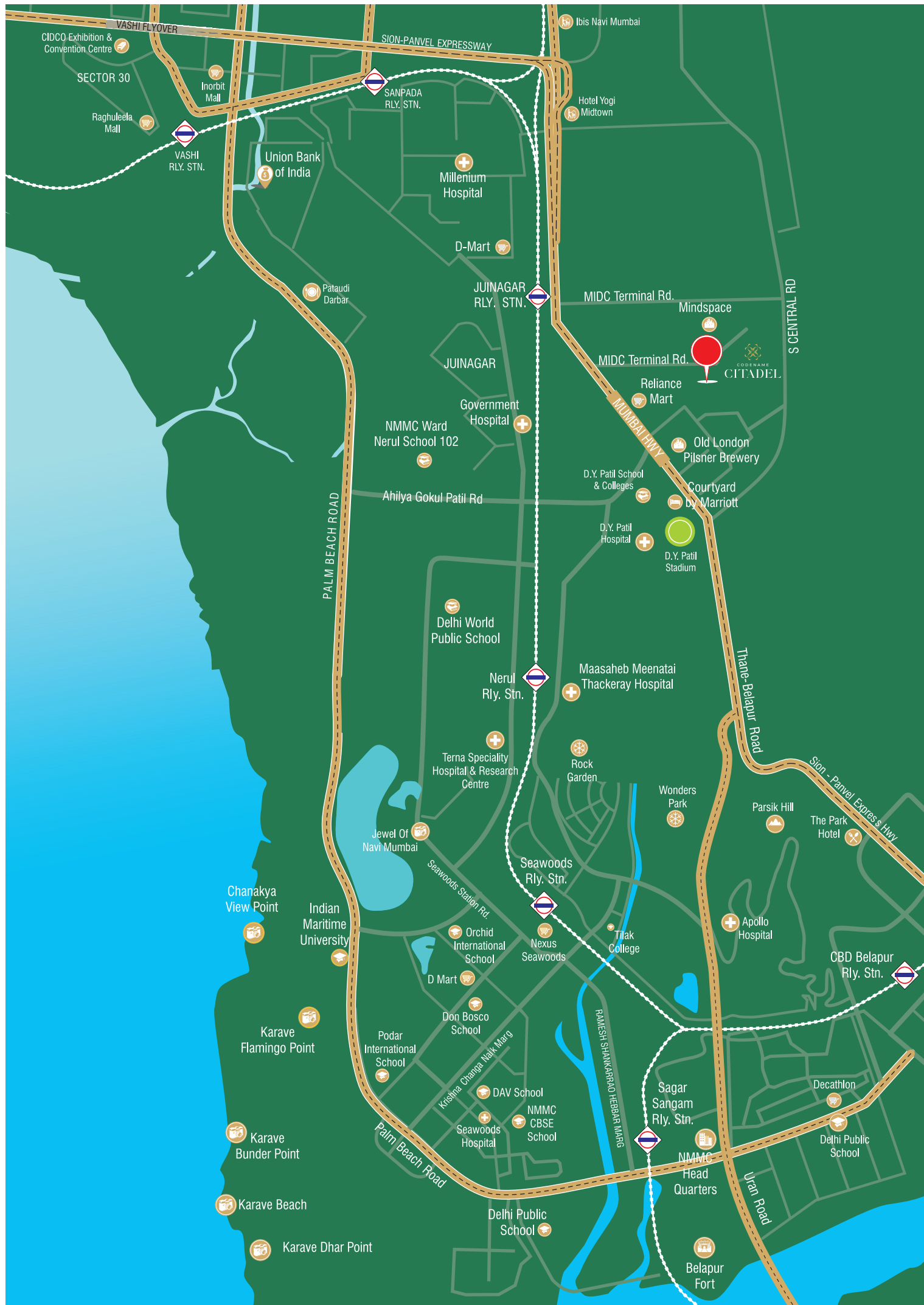
- Squash Court
- Banquet Hall
- Steam/ Sauna
- Badminton Court
- Spa & Salon
- Guest Room

Podium Amenities

- Fully Equipped Gymnasium
- Indoor Games
- Mini Theatre
- Pet Park
- Swimming Pool with Kids Pool
- Business Lounge
- Kids' Play Area
- Creche
- Co-working Space
- Amphitheatre
- Jogging/ Walking Track
- Yoga/ Aerobics Zone
- Leisure Zone
- Open Landscape Area



Representational Images



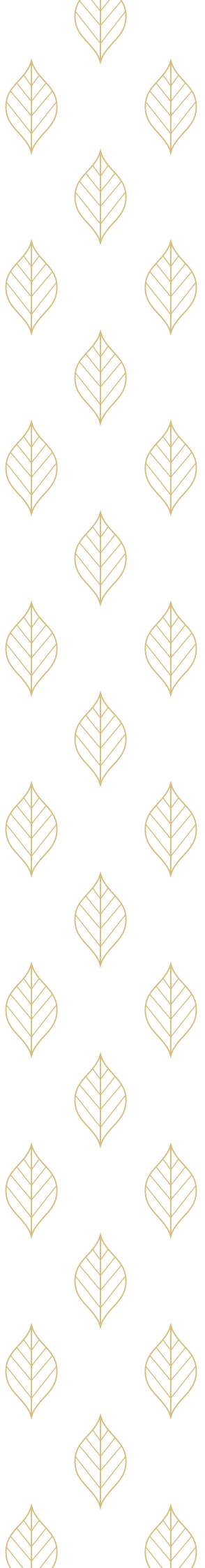
Max Connectivity

THE PERKS OF LIFE AT JUINAGAR'S EPICENTRE

Connectivity, amplified: Sitting confidently between Vashi and Nerul, with the railway station doing the daily heavy lifting and the Sion-Panvel Highway accelerating ambition, Juinagar turned commute into advantage.

Infrastructure, upgraded: What City and Industrial Development Corporation once mapped with foresight has matured — reputed schools, multi-specialty healthcare, and retail that signals arrival, not adjustment.

Lifestyle, redefined: Wide roads, breathing greens, secure communities and modern indulgences have replaced the old industrial memory with something far more persuasive — belonging to the future.



Max Progress

USHERING A PROMISING FUTURE OF PROSPERITY

2) Global access – ambition cleared for take-off

- **International reach:** Roughly half an hour to the Navi Mumbai International Airport.
- **Seamless transit:** New coastal routes and elevated corridors are being built for one purpose — to keep you moving while others wait.



Representational Images

1) The Connectivity Matrix – where movement obeys you

- **The arterial gateway:** Right on the Sion-Panvel Highway, with Mumbai, Pune and Thane falling neatly into reach.
- **The coastal corridor:** Five easy minutes to Palm Beach Road — glide toward Vashi or Belapur without the usual arguments with traffic.
- **Business, next door:** The Thane-Belapur Road lines up the region's IT parks and corporate engines like opportunities waiting to be taken.
- **Rail & metro command:** A vital stop on the Harbour and Trans-Harbour lines, with the coming Navi Mumbai Metro and airport link tightening the circle further.

Max Advantage

KHARGHAR-TURBHE LINK ROAD
NAVI MUMBAI'S GAME-CHANGER

Infrastructure does more than cut travel time. It changes how a city lives, works and grows.

The Kharghar-Turbhe Link Road is that change.

A seamless connectivity corridor linking the Sion-Panvel Highway, Kharghar, CBD Belapur, and the MIDC-Turbhe belt. Suddenly, business districts, education hubs and everyday essentials move closer to you. What once felt across town begins to feel around the corner.

And whenever connectivity improves, value follows. This isn't just a new road. It's a new advantage. Just ten minutes to leisure — Kharghar Golf Course, ISKCON Temple Kharghar, Central Park Kharghar. Enjoy seamless command over rail and metro, with the Navi Mumbai Metro and airport link bringing everywhere within easier reach.

Work at the centre of commerce. Unwind in the city's generous green spaces. Without delay.





Representational Images



Max Ecosystem

LIFE'S ESSENTIALS JUST A SHORT DRIVE AWAY

Premier Educational Hubs

- Apeejay School, Nerul: **8 Mins**
- Ryan International School, Sanpada: **10 Mins**
- D.Y. Patil University & Intl School: **12 Mins**
- St. Lawrence High School, Vashi: **15 Mins**
- SIES College of Management Studies: **15 Mins**

Multi-Specialty Healthcare

- Terna Speciality Hospital: **5 Mins**
- MGM Hospital, Vashi: **12 Mins**
- Apollo Hospital, Belapur: **15 Mins**
- Fortis Hiranandani Hospital: **15 Mins**
- Reliance Hospital, Kopar Khairane: **18 Mins**

Retail & Shopping Hubs

- Reliance Smart / D-Mart: **8 Mins**
- Nexus Seawoods Mall: **10 Mins**
- Inorbit Mall, Vashi: **12 Mins**
- Vashi, Sector 17 High Street: **12 Mins**
- IKEA Navi Mumbai: **18 Mins**

Fine Dining & Restaurants

- Starbucks/Blue Tokai (Vashi/Nerul): **10 Mins**
- The Park Hotel (Fine Dining): **12 Mins**
- Four Points by Sheraton: **12 Mins**
- Vashi Sector 17 Food Hub: **15 Mins**

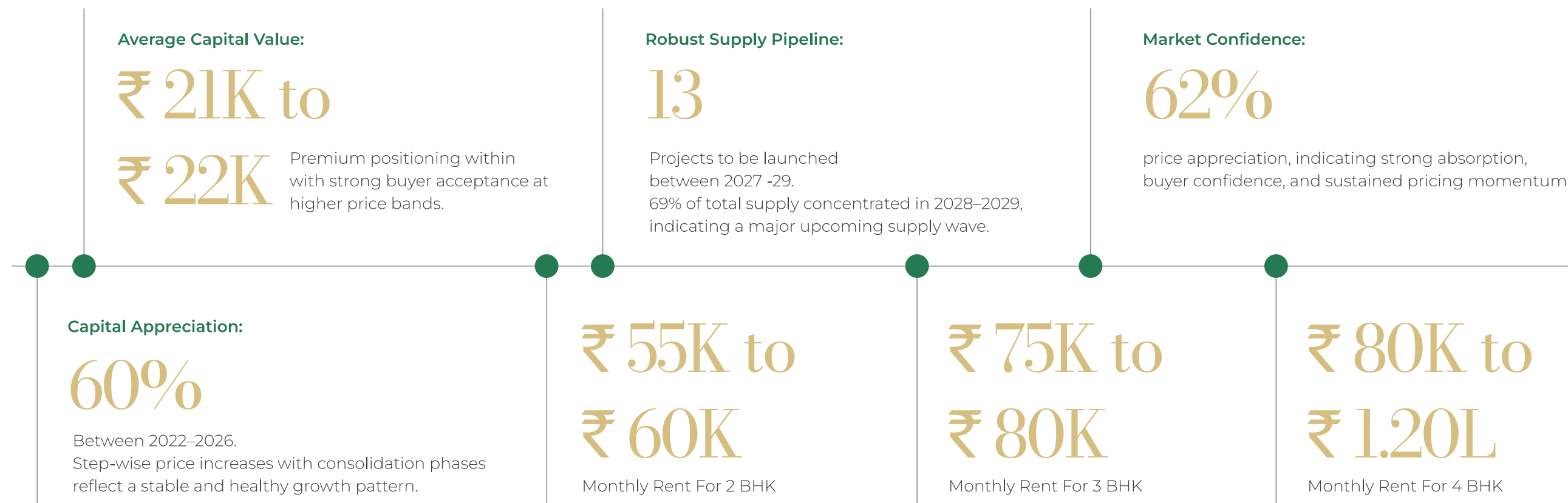
Entertainment & Leisure Hubs

- Jewel of Navi Mumbai (Nerul Lake): **10 Mins**
- Kharghar Golf Course & Central Park: **10 Mins** (via upcoming KTLR)
- ISKCON Centre, Kharghar: **10 Mins** (via upcoming KTLR)
- Nerul Gymkhana: **12 Mins**
- DY Patil Stadium: **12 Mins**



Investment Scenario

SNAPSHOT DEMAND PROFILE | SUPPLY OUTLOOK
PRICE TREND | RENTAL MOMENTUM



Demand Profile:
MMR-driven demand with ~85% buyers from Mumbai and Thane
Demand is end-user focused, proximity-driven, and largely non-speculative.



Supply Outlook:
Mid-segment housing dominates supply and bookings
2 BHK remains the volume anchor, while 3 BHK shows strong upgrade demand.



Price Trend:
Prices moved from ₹17,000 psf (2022) to ₹28,000 psf (2026)
Clear premium positioning compared to surrounding micro-markets.



Buyer Profile
60%+ buyers in 35–55 age group
Market driven by mid-career professionals and financially stable family buyers.

Source: CRE Matrix

Developer Legacy

02+

DECADES OF
EXPERIENCE

30+

ICONIC LANDMARKS
DELIVERED

10,000+

HOMES TO BE DELIVERED
IN THE NEXT 5 YEARS

3,000+

HAPPY FAMILIES

2.5 MIN

SQ. FT. DELIVERED

15+ MIN

SQ. FT. UNDER
CONSTRUCTION





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