



nova vista

NERUL



BEYOND. FROM WITHIN.

Some homes look outward.

Some homes look inward.

Nova Vista embraces a rarer philosophy.

This address turns its focus inward. Toward landscaped courtyards. Toward private decks. Toward curated wellness spaces. Toward quiet luxury.

Here, architecture frames experience.

Here, community feels intimate.

Here, calm becomes a daily ritual.

Beyond the city's noise.

From within your own world.

THE EVOLUTION OF NERUL

A CONFIDENT NEW CHAPTER

Nerul has steadily evolved into one of Navi Mumbai's most established and aspirational neighbourhoods. What began as a well planned suburb has grown into a dynamic urban centre defined by infrastructure, accessibility, and social vibrance.

Palm Beach Road shapes its coastline. The Sion Panvel Expressway anchors its connectivity. Harbour and Trans Harbour rail lines integrate it seamlessly into Mumbai's larger rhythm. The Mumbai Trans Harbour Link strengthens regional access.

With the upcoming Kharghar Turbhe Tunnel, Metro connectivity, Navi Mumbai International Airport, and the emerging BKC2 business district, Nerul stands at the forefront of transformation.

It is a location grounded in legacy and aligned with the future. Nova Vista rises at this intersection of growth and refinement.

EFFORTLESS MOVEMENT. STRATEGIC PRESENCE.

Located opposite DY Patil Stadium, Nova Vista benefits from both prominence and access.

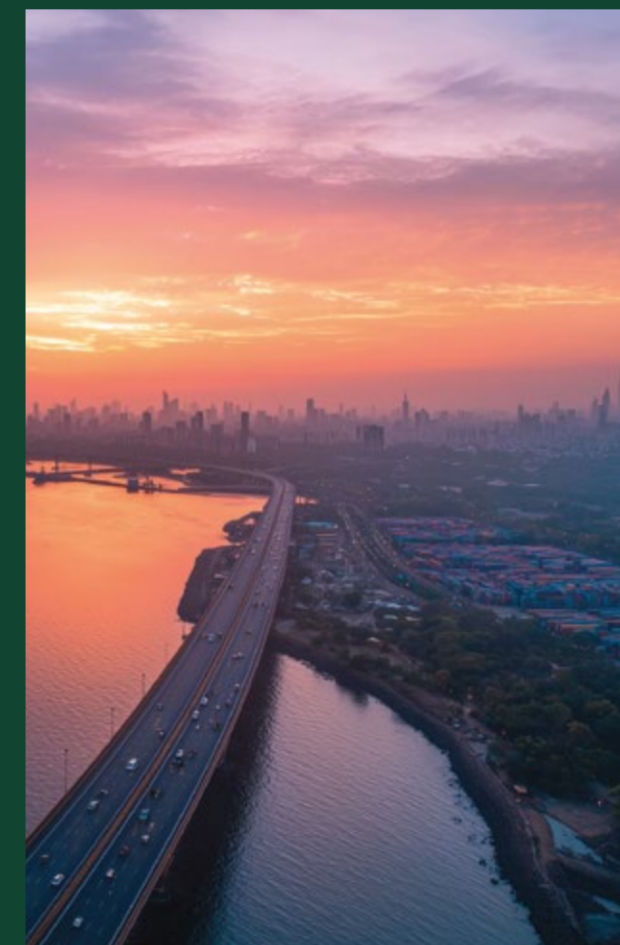
Within Minutes

- Palm Beach Road
- Sion Panvel Highway
- Thane Belapur corridor
- Harbour Line and Trans Harbour Line
- Mumbai Trans Harbour Link

Enhanced By

- Reduced cross city travel via Kharghar Turbhe Tunnel
- Upcoming Metro integration
- Airport driven regional connectivity

Connectivity here translates into continuity of life.
Business, leisure, and home remain seamlessly aligned.



AN ADDRESS SURROUNDED BY REFINEMENT

Nerul today reflects an evolved urban character.



Curated Leisure

- Premium cafés and fine dining
- Rooftop lounges and social spaces
- Five star hospitality within close reach

Elevated Recreation

- Seawoods grand central retail destination
- High street shopping avenues
- Golf course access
- Coastal promenades

Cultural & Social Energy

- Concerts and sporting spectacles at DY Patil Stadium
- Lifestyle events and curated gatherings
- Weekend social circuits across Belapur and Seawoods

Life here is integrated. Refined. Future ready. Professional by day. Social by evening. Serene by night.





A GRAND FIRST IMPRESSION

Two residential towers rise 27 storeys into the Nerul skyline.

Grand entrance lobby

Composed material palette

Warm architectural lighting

Integrated security systems

Three levels of podium parking

2, 3 and 4 bed residences

Life here is integrated. Refined. Future ready.
Professional by day. Social by evening. Serene by night.

A BOUTIQUE VERTICAL COMMUNITY



Project Overview

- Two residential towers
- 27 storeys each
- 22 habitable floors
- Dedicated amenity level
- Rooftop lifestyle deck
- Low density floor planning

Design Philosophy

- Internal greenscapes
- Optimised cross ventilation
- Efficient circulation
- Privacy focused layouts
- Clean architectural lines

The architecture reflects clarity.
The planning reflects intention.

Every element contributes to a cohesive
inward experience.



BEYOND AMENITIES ARE
THE ANECDOTES WITHIN.

A CURATED COMMUNITY LAYER.

At podium level, daily life expands
into shared experiences.

Leisure & Celebration

- Banquet Hall
- Indoor Games Room
- Toddler Room

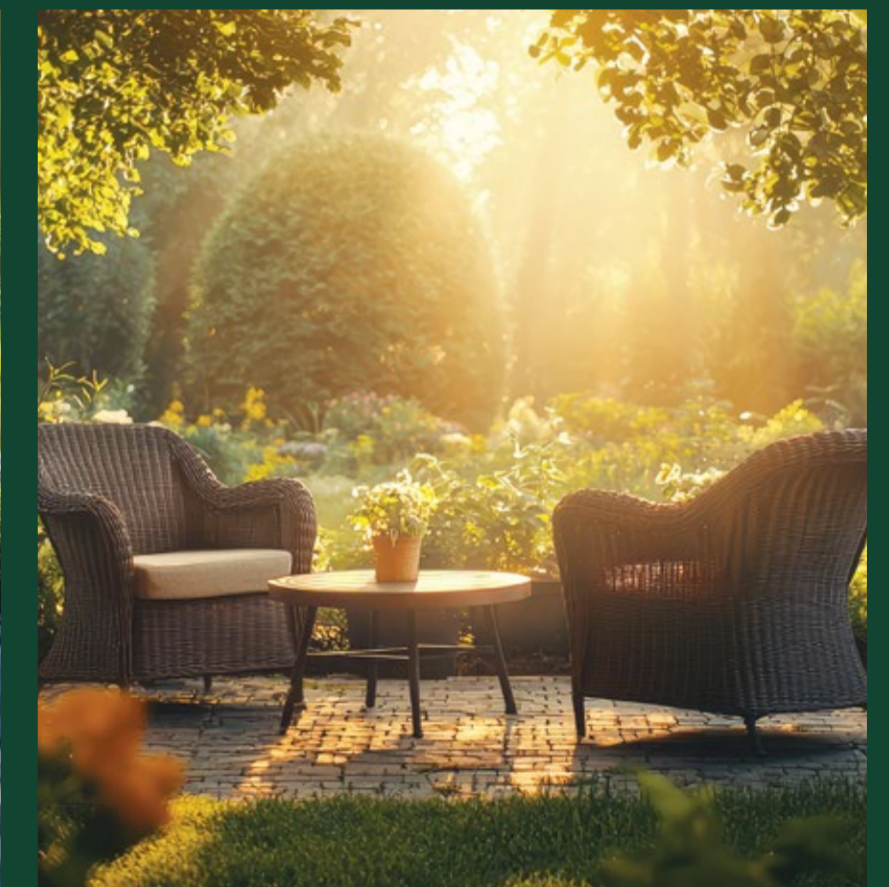
Movement & Play

- Swimming Pool
- Jogging Track
- Pickle Ball Court
- Multipurpose Court

Movement & Play

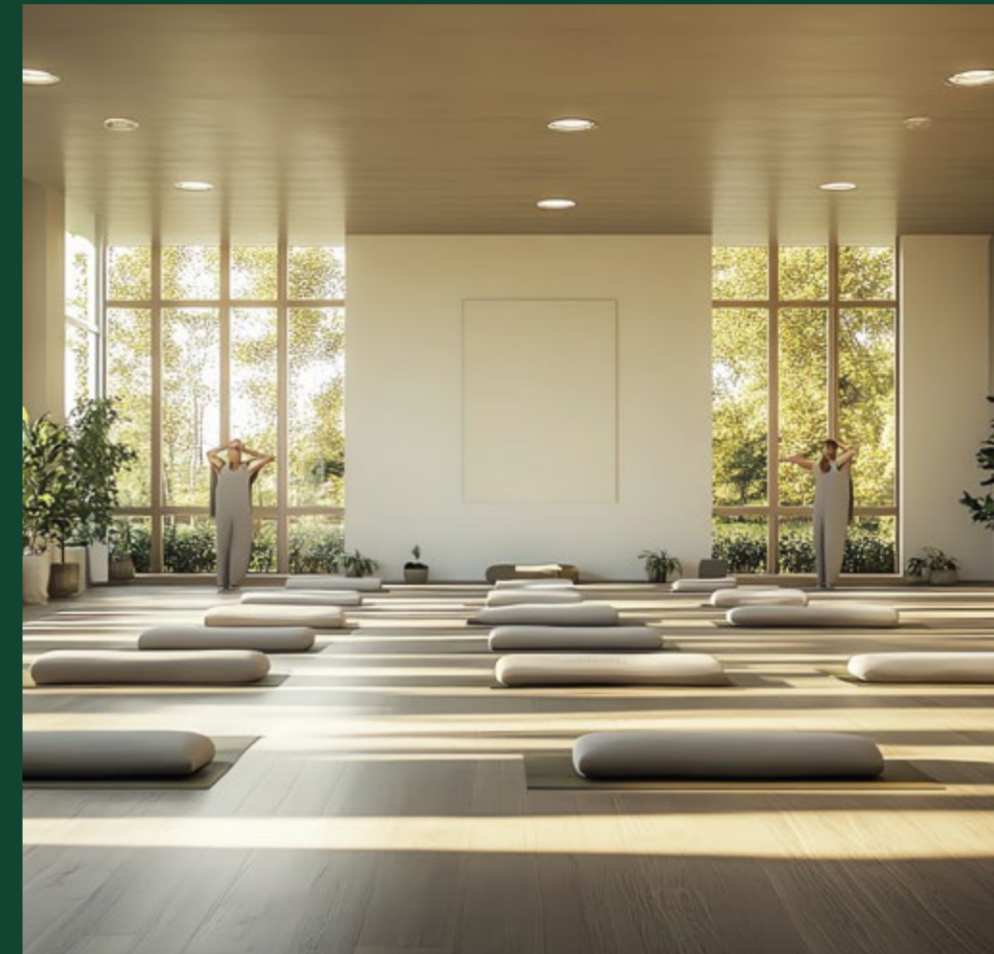
- Zen Garden
- Landscaped Garden

This level becomes the social rhythm of Nova Vista.
Familiar faces. Shared laughter. Everyday moments elevated.



THE LUXURY OF BALANCE

Wellness at Nova Vista is integrated across levels.



Fitness & Movement

- Fully equipped Fitness Centre
- Aerobics Studio
- Dedicated Yoga Room

Restoration

- Steam/Sauna
- Acupressure Zen Zone

Here, mornings begin with movement.
Afternoons flow into productivity.
Evenings unwind into calm.

Luxury is measured in how you feel.



BEYOND SKY TERRACES IS
THE ELEVATED LIFE WITHIN.

ELEVATED PERSPECTIVE

The rooftop extends the narrative upward.

Under Open Skies

- Star Gazing Deck

For Gatherings

- Party Lawn
- Barbeque Counter with Serving Area
- Multifunctional Gathering Space

Above the city, yet deeply connected to it

Moments feel expansive.
Conversations feel uninterrupted.
Time slows gently.

The rooftop is where elevation becomes experience.

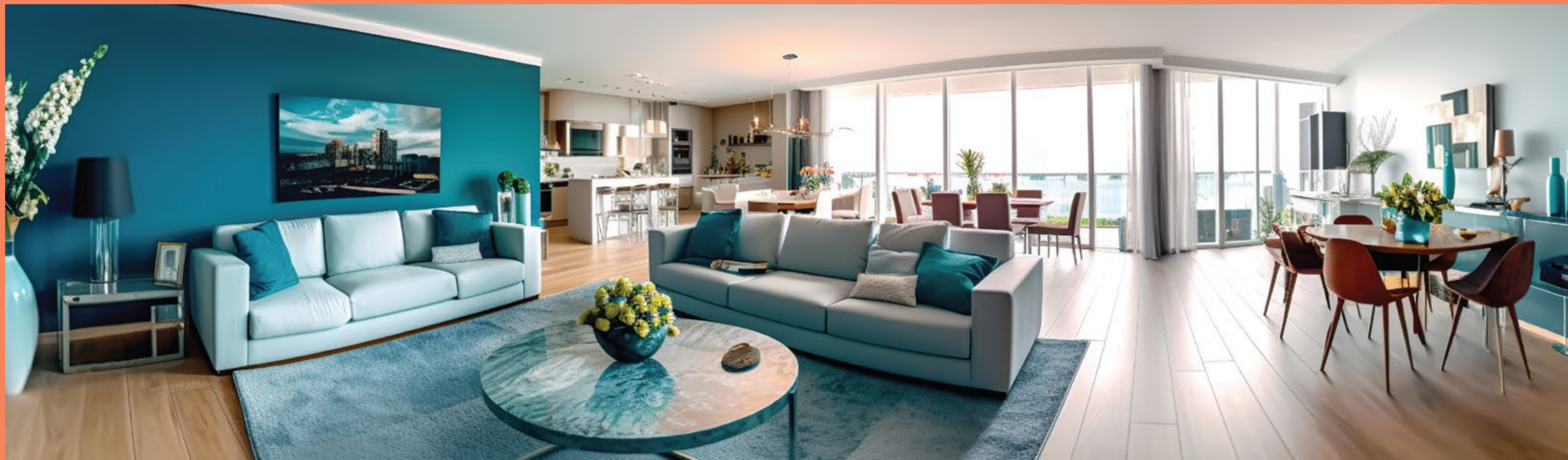




**BEYOND CONVENTIONAL IS
THE SERENITY WITHIN.**

PRIVATE WORLDS, DESIGNED WITH INTENTION

Nova Vista offers spacious 2 and 3 BHK residences along with expansive jodi configurations.



Layout Intelligence

- Large format living spaces
- Private decks
- Functional zoning
- Fluid circulation

Enhanced Comfort

- Select 3 BHK residences with additional staff space
- Ample storage planning
- Natural light integration



Layout Intelligence

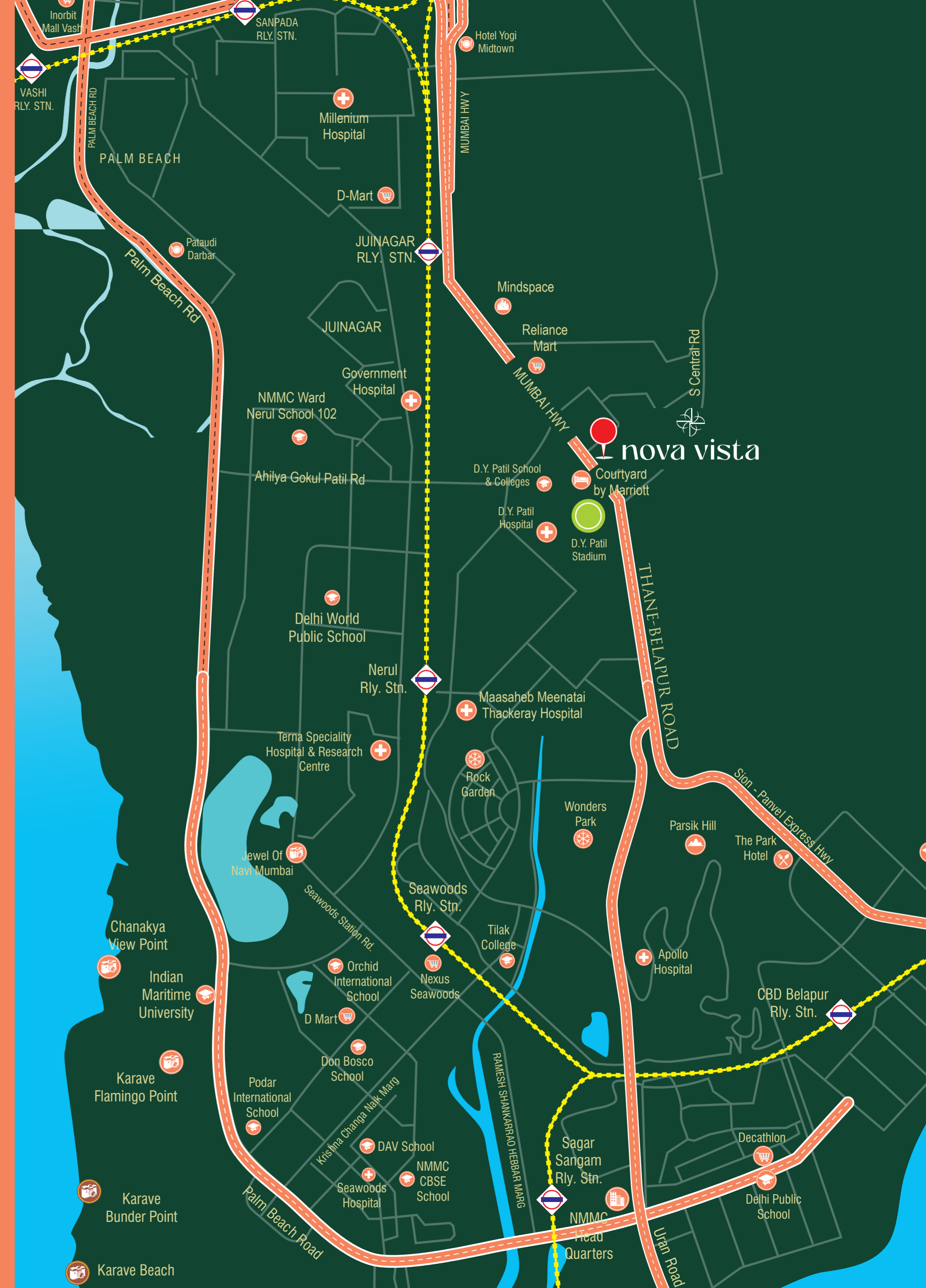
- Premium specifications
- Refined surfaces
- Carefully selected fixtures

Each residence feels composed.
A contained horizon of calm and clarity.

BEYOND. FROM WITHIN.

Nerul places you at the center of seamless connectivity and everyday convenience. With smooth access to major roadways like the Sion–Panvel Highway and excellent rail connectivity via Nerul Railway Station on the Harbour Line, commuting across Navi Mumbai and Mumbai becomes effortless. The presence of the upcoming Navi Mumbai International Airport further enhances the location's accessibility, making Nerul a strategically connected address for both work and lifestyle.

Beyond connectivity, Nerul is surrounded by landmarks that add ease and vibrancy to everyday living. Renowned institutions like DY Patil University and the iconic DY Patil Stadium bring education and entertainment close to home, while shopping and leisure hubs like Seawoods Grand Central Mall and Nerul Lake ensure that recreation is always within reach. Together, these landmarks create a well-rounded ecosystem where connectivity, convenience, and lifestyle come together to complete everyday living.





THE BRAND LEGACY

From the creators of landmark developments across Navi Mumbai and beyond

02+
DECADES OF
EXPERIENCE

3,000+
HAPPY FAMILIES

30+
ICONIC LANDMARKS
DELIVERED

10,000+
HOMES TO BE
DELIVERED IN
NEXT 5 YEARS

1.5 MN
SQ. FT. DELIVERED

15+ MN
SQ. FT. UNDER
CONSTRUCTION

Today Group believes in building environments that endure. Spaces that elevate everyday life. Developments that hold value across generations. Nova Vista continues that legacy.



thetodaygroup.in

Today Group, No. 1601-1602, 16th Floor, Kesar Solitaire, Plot No. 5, Palm Beach Road,
Sector-19, Sanpada, Navi Mumbai - 400705.



Disclaimer: All the images, pictorials, visuals, elevations, illustrations, model, specifications, designs, facilities, amenities, features, and other information/details herein are conceptual, indicative and for representation purpose only. The Promoters/Developers/Architect reserve the right to add, alter, or replace any of these in the interest of the development, without any notice or obligation. This printed material does not constitute an offer or contract of any nature whatsoever between the Promoters/Developers and the recipient.