



 **ASHAR MERAC**
SHREE NAGAR, MULUND-THANE CORRIDOR

A PROMISE OF JOYOUS LIVING
in life's simple pleasures

merac / merak / noun / bliss

How often have you felt a surge of positivity as the sun rises?
Discovered the joy of walking barefoot on dew-kissed grass?
Experienced a profound calm, inhaling the cool mountain air?
Relished the freedom of wandering through vast open lawns,
and felt your stress melt away while playing with your pets?

Life. Isn't it all about these little moments?
Moments that make us wish, if we could slow down time.

COME. DISCOVER. LIVE.
Embrace the bliss of connecting deeply with nature.
In a home that brings you intimately close to it.
Nestled at foothills of a national park, overlooking
picturesque hills, dreamy skies, and starlit nights.
At a location that's both conveniently close to the city
and intimately closer to your heart.

Arrive at an experience,

INSPIRED BY NATURE
nurtured by life



MULUND-THANE CORRIDOR

the hidden valley of Mumbai

Poised between the greens of Sanjay Gandhi National Park, the opportunities of Wagle Estate, the charm of Mulund and the City of Lakes, Thane lies an undiscovered gem, Shree Nagar. It is a haven where one can revel in the comforts of life while being nurtured by the abundance of nature.

Blessed with natural beauty, seamless connectivity and of a host of future infrastructure developments makes Shree Nagar at Mulund-Thane Corridor the most sought after destination to live a fulfilled life.

GREENERY, GROWTH & CONNECTIVITY

the natural trifecta



5 KM UNEXPLORED STRETCH WITH MESMERIZING VIEWS OF YOGI HILLS



TEMPERATURE 2 DEGREES COOLER THAN LBS MARG & GB ROAD



LOCATED AT THE FOOTHILLS OF SANJAY GANDHI NATIONAL PARK



POPULARLY CONSIDERED WAGLE ESTATE'S RESIDENTIAL EXTENSION

Hosting flora and fauna across 103.84 sq. km.

SANJAY GANDHI NATIONAL PARK

A thriving industrial and commercial hub
WAGLE ESTATE



MULUND

The Prince of Mumbai Suburbs & a cultural potpourri

THANE

The City of Lakes & endless opportunities

THE DESIGN PHILOSOPHY

Rooted in Urban Maximalism

At Ashar, our design philosophy is inspired by the urban-built environment and executed for the honest purpose of fulfilling lives. Through this philosophy, we engage in a three-pronged discipline of **'Feel; Look; Belong'** towards space creation.



FORM FOLLOWS FUNCTION BRINGS THE *feel* INTO THE HOME

We immersed ourselves in the science of space design as the first step in our journey towards creating this resplendent gated community. Guided by an inside-out approach, we meticulously tailored every square foot of the spacious 1, 2 & 3 BHKs to resonate with contemporary living. Functionality, natural light, Vastu, view corridors - the blueprint of Ashar Merac reflects our commitment to optimizing space planning for the customer.

MINIMAL MAXIMALISM INSPIRES THE *look* THAT WILL LAST A LIFETIME

With an initial dream of creating 'community spaces in mid-air', the Nests hold centre-piece as serene spaces devoted to free-spirited beings; an inspiration from avian species that call ShreeNagar home. Designed by legendary architect, Mr. Hafeez Contractor, Ashar Merac stands as a testament to the seamless blending of nature and the aesthetic appeal of spaces. We truly believe that this will be a future-ready environment that promotes holistic well-being.



LOCAL CHARM AND CONVERGENCE DISCOVER A COMMUNITY WHERE YOU CAN *belong*

With every project we undertake, our first step is to immerse ourselves into the soul of the community. This deep understanding of the social infrastructure allows us to craft spaces that seamlessly integrate with the fabric of the neighborhood, enhancing its vibrancy and vitality. Beginning with the very factual advantages of the location, like how quickly can one get to work, social infrastructure, like an international school, that is simply a walk away, every journey becomes an opportunity for connections and camaraderie.

PRESENTING

ASHAR MERAC

SHREE NAGAR, MULUND-THANE CORRIDOR

INSPIRED BY NATURE *nurtured by life*

Imagine living in a place where you can hear silence. Where scenic hills turn your windows into alluring picture frames, and enchanting horizons turn your decks into a picturesque gallery.

Where clean air reminds you to take deep breaths, expansive landscaped spaces with stunning rock gardens, tropical plantations and meandering water bodies invite you to spend more time in the open. And where a world of curated experiences add to everyday joys.

Welcome to Ashar Merac,
a community gated for joy and care.



THE HIDDEN VALLEY'S *best kept secret*



4 ACRES OF
AN 11-ACRE GATED
COMMUNITY



PHASE 1 COMPRISING
OF 3 TOWERS OF
36 STOREYS EACH



1,10,000 SQ.FT. OF
INDULGENCES SPREAD
ACROSS 3 LEVELS



EXPANSIVE
1, 2 & 3 BED RESIDENCES WITH
SWEEPING DECKS



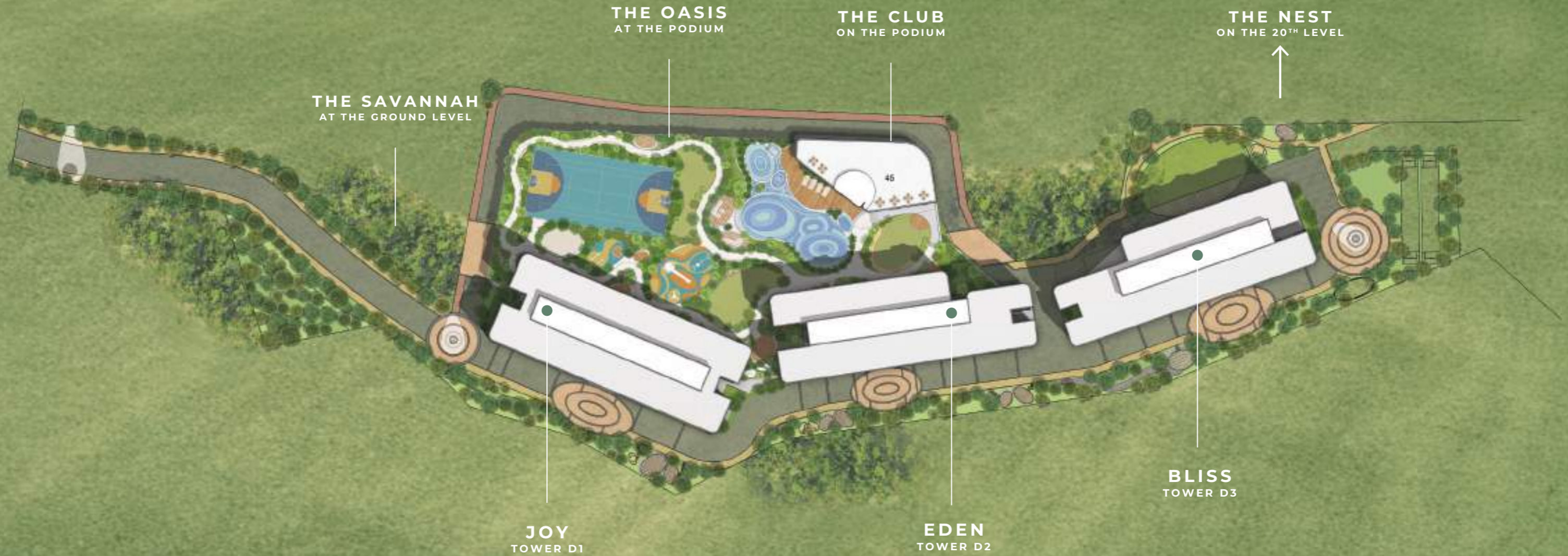
DESIGNED BY
WORLD-RENOWNED ARCHITECT
HAFAEZ CONTRACTOR



MAJESTIC VIEWS OF
THE ENCHANTING YOGI HILLS
AND SCNP

THE MASTERPLAN

*The art and science
of gated community*



4 CURATED REALMS
one blissful world



THE SAVANNAH

THE GROUND LEVEL ESCAPEDE
SPREAD OVER 35,000 SQFT



THE OASIS

THE PODIUM LEVEL MANICURED
LANDSCAPE SPREAD OVER 40,000 SQFT



THE CLUB

THE SIGNATURE CLUBHOUSE
SPREAD OVER 10,000 SQFT



THE NEST

THE LEVEL 20 SKY INDULGENCE
SPREAD OVER 25,000 SQFT



THE SAVANNAH
at the ground level





**AMAZEMENT.
ENCHANTMENT. AWE.**
experience all at once.



As you enter the welcoming gates of Ashar Merac, a road lined with dense trees provides a natural canopy, ushering you into an immersive world.

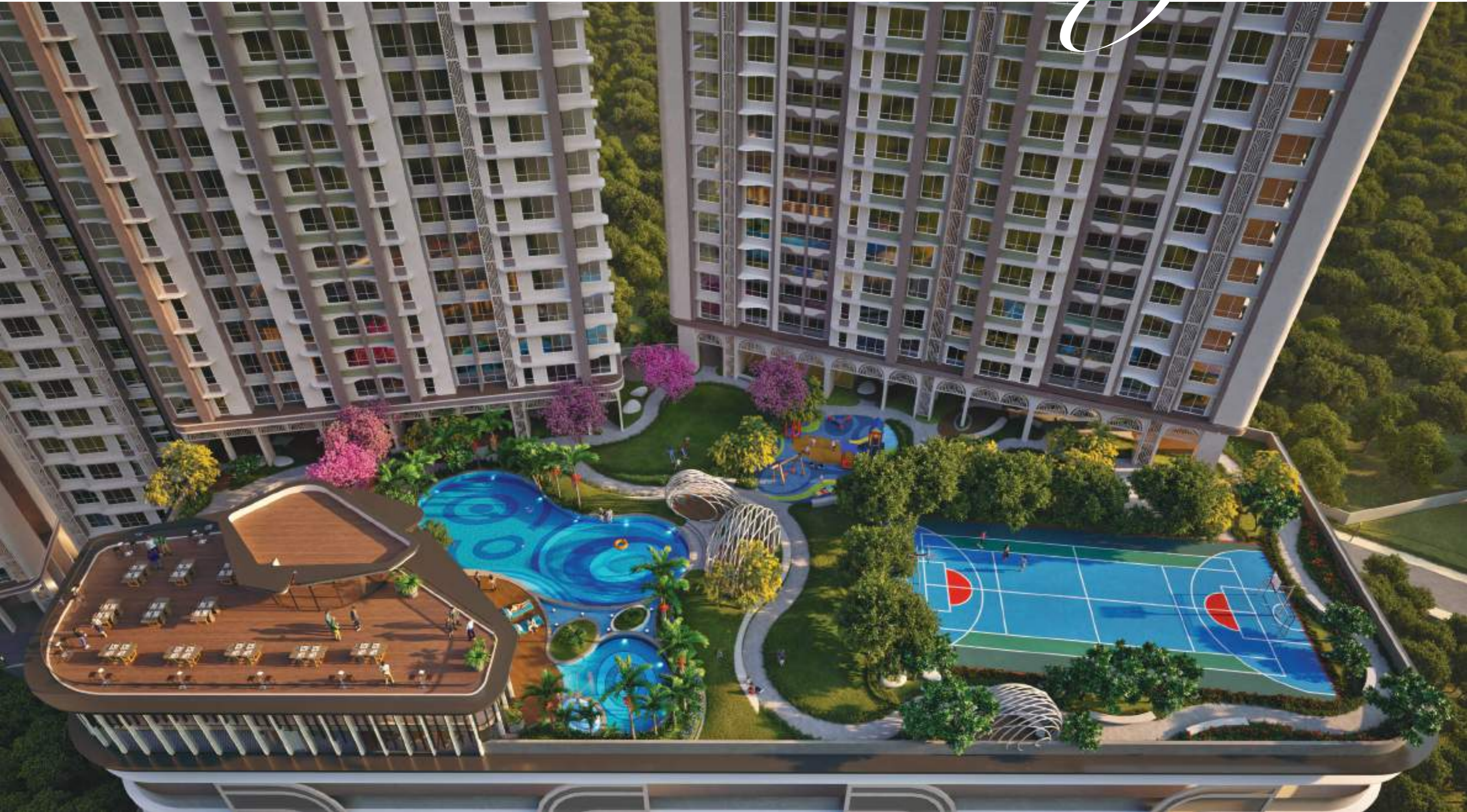
The awe-inspiring tower elevations, majestic double-height entrance lobbies and expansive landscaping that changes at every turn are designed to welcome you home.

1. MAJESTIC ENTRANCE PORTAL
2. CYCLE TRACK
3. TREE LINED DRIVEWAY
4. ROUNDABOUT WITH ART INSTALLATION
5. SEATING NOOKS
6. CRICKET TURF
7. PET'S PARK
8. NATURAL SIT-OUTS
9. SENIOR CITIZEN SIT-OUT
10. REFLEXOLOGY PATHWAY
11. COMMUNITY LAWN & GARDEN





THE OASIS
at the podium





LUSH. GREEN. IMMERSIVE.
unravel all in one.



The Oasis - one of the city's most spectacular podiums is an invitation for you to live a full life. The azure pool with its beautiful deck offers you the perfect place to get rid of the everyday blues. Thoughtfully laid out green sit-outs, hammock gardens and cabana seats coax you to laze and relax.

Sports buffs can find plenty to do including jogging, skating, putting at the Mini Golf or playing their favourites at the multi-purpose court.



1. SWIMMING POOL WITH DECK & OPEN SHOWER
2. KIDS POOL
3. JOGGING TRACK
4. MINI GOLF COURSE
5. MULTIPURPOSE COURT
6. SKATING RINK
7. READING NOOK
8. CABANA SEATING
9. HAMMOCK GARDEN
10. AMPHITHEATRE
11. PARTY LAWN
12. SENIOR CITIZEN SIT-OUT
13. TODDLERS PLAY AREA
14. KIDS PLAY AREA
15. BARBEQUE DECK
16. SEMI-OPEN DINING AREA
17. MULTIPURPOSE LAWN
18. SQUASH COURT
19. YOUTH CORNER





THE CLUB
on the podium





FREEDOM. BONDING. BELONGING.
celebrate all in one.



The joys of having a vibrant social life are at The Club, located on the podium. Here you can connect, engage and celebratelife everyday.

Designed to evoke a sense of pride and belonging, every nook and corner of the club has been meticulously designed to enhance camaraderie and community.

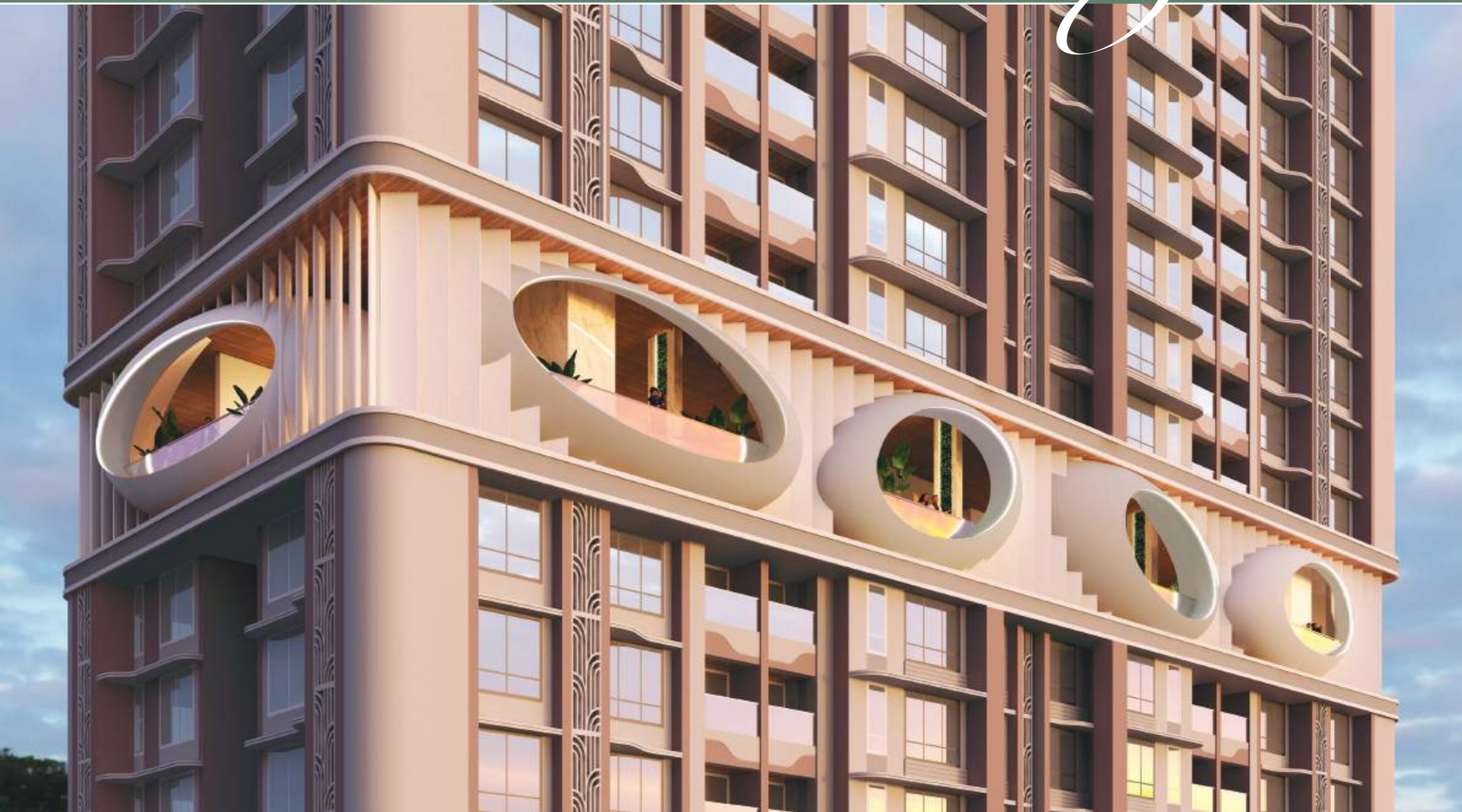


1. WORK PODS
2. FULLY EQUIPPED GYM
3. BANQUET
4. PANTRY
5. GUEST ROOMS
6. CONFERENCE ROOM
7. LIBRARY





THE NEST
on the 20th level





MIND, BODY, SOUL.
Energize all in one go.



Spaces for the free-spirited, exclusively at the Nests situated on the 20th level in all 3 towers. Where panoramic hill views and the chirping birds motivate you to live the slow life, the yoga studio will help you find inner peace. Stargazing from the deck will give you endless tales to share.

Immerse yourself in a harmonious blend of luxury and nature, designed to nurture your well-being and inspire a life of tranquility and serenity.



1. GATHERING ZONE
2. SKY NEST
3. SCREENING LOUNGE
4. INDOOR GAMES
5. LANDSCAPED POCKETS
6. READING LOUNGE
7. CROSSFIT ZONE
8. OPEN GYM
9. YOGA/DANCE STUDIO
10. STARGAZING DECK



THE HOMES,
abodes of happiness





SPACE. COMFORT. LUXURY.
live it all in one home.



Planned for maximised living spaces, homes at Merac provide the perfect balance of form and function. Large rooms with decks, allowing free flow of natural air and abundant light add to the feeling of comfort and well-being.

Finished with premium fixtures and brand experiences, every moment lived here will be worthy of your dreams.



THE HOME INTERNAL SPECIFICATION.
 THE FINE DETAILS THAT MATTER.

LIVING ROOM
 VITRIFIED FLOORING TILES
 POWDER COATED ALUMINUM SLIDING WINDOWS
 VIDEO DOOR PHONE
 WALL FINISH - ACRYLIC EMULSION PAINT

KITCHEN
 VITRIFIED FLOORING TILES
 STAINLESS STEEL SINK
 SMOKE DETECTOR
 DADO UPTO 2 FT ABOVE PLATFORM
 PROVISION OF INLET AND OUTLET FOR WATER PURIFIER
 MODULAR SWITCHES OF ROMA OR EQUIVALENT
 PROVISION FOR MGL PIPED GAS
 GRANITE KITCHEN PLATFORM
 EXHAUST FAN
 PROVISION FOR INLET AND OUTLET FOR WASHING MACHINE

BATHROOM
 CONCEALED PIPING
 ANTI-SKID FLOORING
 DADO TILES UPTO DOOR HEIGHT
 BRANDED CP FIXTURES
 EXHAUST FAN

BEDROOM
 VITRIFIED FLOORING TILES
 POWDER COATED ALUMINUM SLIDING WINDOWS
 WALL FINISH - ACRYLIC EMULSION PAINT



ARTIST'S IMPRESSION

THOUGHT. CARE. COMPASSION.
inclusiveness in all actions



Responsible development is at the core of every Ashar Creation. Ashar Merac is a testimony to how we have ensured sustainable development focusing on initiatives like rain water harvesting, recycled water to be used in maintaining lawns and green areas and providing for STP and waste management. Thoughtful features like Braille buttons in elevators to Wheel-Chairs access at recreational areas ensure that the differently abled can experience a life of convenience and peace.

COMMON AMENITIES

DOUBLE HEIGHT DESIGNER ENTRANCE LOBBY IN EACH WING
BIOMETRICS ACCESS TO THE LOBBY ENTRANCE
DRIVERS ROOM WITH RESTROOMS
SOCIETY OFFICE FOR EACH WING
CCTV SURVEILLANCE AT COMMON COVERED AREAS
GENERATOR BACK UP FOR LIFTS
HIGH SPEED ELEVATORS

1 FIRE TOWER IN EACH WING
RAINWATER HARVESTING
ORGANIC WASTE MANAGEMENT
LED LIGHT FIXTURES IN COMMON AREAS
BOOM BARRIERS AT SECURITY GATE WITH SECURITY CABIN
EV CHARGING STATIONS FOR CARS AND BIKES
LANDSCAPED ARRIVAL PLAZA

STARE. SOAK. SAVOUR.
picturesque hills that offer a hearts fill.

PARK VIEW



HIGH. FAR. BEYOND.
cityscapes that evoke pride.

CITY VIEW



COVETED. CONNECTED. CONVENIENT.
a location bringing your world closer

NATURE & RECREATION

Yogi hill - 2.5 km.
 Mama Bhanja - 2.9 km.
 Sardar Pratap Singh Garden - 2.4 km.
 Cypress garden - 2 km.
 Deshmukh Garden - 4.8 km.
 Shri Anand Dighe Garden - 2 km.

CONNECTIVITY

Upcoming Metro (Line 4) - 2.5 km.
 Eastern Express Highway - 3.2 km.
 LBS Marg - 9.2 km.
 Mulund Check Naka - 2.9 km.
 Thane Stn. - 2.5 km.
 Mulund Stn. - 2.5 km.

EDUCATIONAL INSTITUTION

Finland International School - 350 mt.
 Billabong High International School - 3.7 km.
 DAV international school proposed - 3.2 km.
 Sulochanadevi Singhania school - 4 km.
 NES International school - 1.3 km.

HEALTHCARE

Shree Mahavir Jain hospital - 1.9 km.
 Fortis hospital - 4.6 km.
 Platinum hospital - 1.9 km.
 Jupiter hospital - 4.3 km.
 Bethany hospital - 5.5 km.

IT PARKS

Ashar IT Park - 1.6 km.
 Centrum - 1.1 km.
 Oriana Business Park - 1 km.
 Lodha Supreme - 900 mt.
 Opal Square IT Park - 1.6 km

LIFESTYLE

R Mall - 1.6 km.
 Viviana Mall - 4.6 km.
 Korum Mall - 3.2 km.
 Kalidas - 3.1 km.

MAJOR CITY HUBS

Powai - 15 km.
 Mumbai International airport - 22 km.
 BKC - 26 km.

SGNP



PASSPORT OFFICE
4 MIN

ASHAR IT PARK
6 MIN

ASHAR 16
4 MIN

WAGLE ESTATE

VIVIANA MALL

KORUM MALL

EE HIGHWAY

SHREE MAHAVIR JAIN HOSPITAL
AND PJ ASHAR CARDIAC CENTER

THANE

THANE RAILWAY STATION

FINLAND INTL SCHOOL
1 MIN

ASHAR ESTATE

AYAPPA MANDIR
3 MIN

ASHRAM ROAD

SG BARVE ROAD

ASHAR MAPLE

MULUND

CYPRUS GARDEN

R MALL
7 MIN

LBS ROAD

KALIDAS
AUDITORIUM

MULUND RAILWAY
STATION

MULUND THANE CHECK NAKA

NURTURING EXCELLENCE
inspiring futures



REPRESENTATIONAL IMAGE



Mumbai's first finnish school

PIONEERING INTERNATIONAL GRADE EDUCATION IN THANE

In 2005, Ashar Group brought a wave of change in Thane by introducing a global standard of education. Today, Finland International School (earlier Billabong High) has an alumni base of more than 11,000 students.

PROVIDING A UNIQUE OPPORTUNITY FOR YOUR CHILD

As part of the benefits of being a resident of the Ashar community and our long-standing relationship with the school, we ensure admission for your child/children to the school anytime throughout the year.

SHARPENING MINDS AND CULTIVATING SKILLS WITH INNOVATION

Located 200 metres from Ashar Merac, is FIS – a prestigious international school that adopts learning approach of the Finnish education and offers a choice between IGCSE, ICSE and IB. The students are exposed to a myriad range of activities that prepare them for success in a globalized world. From outdoor activities like all-season swimming, football, cricket and basketball to lessons on music – vocal, guitar, keyboard and speech and drama, the school provides a dynamic learning environment where children can thrive academically, socially and creatively.

The curriculum follows a teaching methodology based on the Absorb-Interact-Create model, which ensures effective learning. Further accentuating the growth of students, there are unique learning exercises like woodcraft and sewing workshops. Studying here not just ensures a broad understanding of the world, it also empowers students to be the creators of their own tomorrow.

INTEGRATED BOARDS
THEME-BASED LEARNING APPROACH
SCRIPTED CURRICULUM
FOCUS ON HOLISTIC DEVELOPMENT

*Subject to grade eligibility & preliminary assessment test as per Finland International School



DEFINED BY TRUST
celebrated by promises delivered



At Ashar, our focus is always on delivering curated spaces for lives across the choicest locations of MMR. With the finest lifestyle options present both within and around the developments, consumers have been consistently choosing our real estate options for almost a quarter of a century.

While we steadily work on 12.5 million sq.ft, currently under development across multiple suburbs and asset classes, we have a track record that resounds of credibility and dependability. A track record that spells 7.5 million sq.ft, of successful deliveries across residential, commercial, IT Parks, healthcare^ educational spaces and infrastructure projects.

A growing community of over 29,000 customers, 80,000 office-goers, 11,000 students and 300+ business establishments, has solidified our reputation as one of MMR's most trusted developers.





 **86555 18555** |  **www.AsharMerac.com**

Sales Office Address: Ashar Merac, Opp. Finland International School,
Road No. 27, Mulund-Thane Corridor, Shreenagar, Thane 400604



MahaRERA registration number: P51700056361. This project is available on <https://maharera.mahaonline.gov.in>

Disclosure: This advertisement does not constitute any form of an offer and/or agreement and all purchases/leases shall solely be governed by the terms and conditions of the agreement for sales/lease. All images are for representative purpose unless otherwise noted. The timings shown here are approximate and may vary depending on traffic conditions. T&CApplly

Date of Printing - May 2024