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A PROJECT BY



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📍 MahaRERA Reg. Nos. P52000055490, and further details available at maharera.mahaonline.gov.in



Site Address: Survey Nos. 114/115, Talaja - Phase - II, Navi Mumbai. | www.shreesaigroup.com

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TROPICAL LAGOON-THEMED HOMES



STOCK IMAGE

PRESENTING ONE-OF-ITS-KIND
8 ACRES TROPICAL LAGOON INSPIRED
COMMUNITY LIVING.

INDULGE IN AN UNPARALLELED
LUXURY LIFESTYLE
AMIDST LUSH LANDSCAPE





STOCK IMAGE

ENJOY EFFORTLESS CONNECTIVITY
IN THE HEART
OF TROPICAL SERENITY

EXPLORE THE ELEGANT
FUSION OF
MIND AND BODY



STOCK IMAGE



STOCK IMAGE

IMMERSE YOURSELF IN AN
EXCLUSIVE HARMONY OF LUXURY LIVING
AMIDST NATURE'S EMBRACE

WELCOME TO A LIFESTYLE THAT OFFERS AN EXCEPTIONAL EXPERIENCE OF

Tropical Lagoon Life



ARTIST'S IMPRESSION



P R E S E N T I N G



ayaana
TALOJA

1 & 2 BHK TROPICAL LAGOON-THEMED HOMES





ARTIST'S IMPRESSION

PROJECT HIGHLIGHTS



An 8 Acre Lagoon Themed Community Living Experience
Featuring 4 Towers of 22 Storeys in Phase 1.



Well Planned Vastu Compliant
Tropical Lagoon Themed 1 & 2 BHK Homes



Designer Podium Landscape with
more than 25+ Nature Inspired Facilities



Double Storeyed Lavish Club House with
State-Of-The-Art Lifestyle



3 - Tier, 24x7 Security and Top-Of-The-Line Finishes in
Common Areas Across the Community



Prime and Well Connected Location, 2 Minute Walk from
Pendhar Metro Station and Taloja Railway Station

TALOJA- WHERE THE PRESENT FLOURISHES AND THE FUTURE BECKONS

1. Taloja is one of the Rapidly Developing Residential Node of Navi Mumbai.
2. Experience all the Conveniences of a Posh and Privileged Neighborhood like Kharghar.
3. It has Become an Affordable Location for Home Buyers.
4. Property Prices are on the Rise, Offering High Potential Future Returns.
5. Benefit from its Close Proximity to Kharghar's Node, Parks, Multi-Speciality Hospitals, Prominent Schools and Colleges, 5-Star Hotels, Restaurants, Malls and Multiplexes.
6. Anticipate Upcoming Infrastructure Growth, Pendhar Metro Station, Proposed BKC-2 and the Proposed Navi Mumbai International Airport.

CONNECTIVITY

- Pendhar Metro Station - 2 Mins
- Proximity to Kharghar in just 5 Mins via New Proposed Flyover
- Taloja Railway Station - 5 Mins
- Upcoming Navi Mumbai Corporate Park (BKC 2) - 10 Mins
- Mumbai Pune Expressway (NH 48) - 10 Mins
- Navi Mumbai International Airport - 30 Mins
- South Mumbai via Atal Setu Bridge - 43 Mins

SCHOOLS & COLLEGES

- Vibgyor High School - 8 Mins
- NMIMS - 10 Mins
- Apeejay School - 10 Mins
- ITM - 12 Mins

HOSPITALS & CLINICS

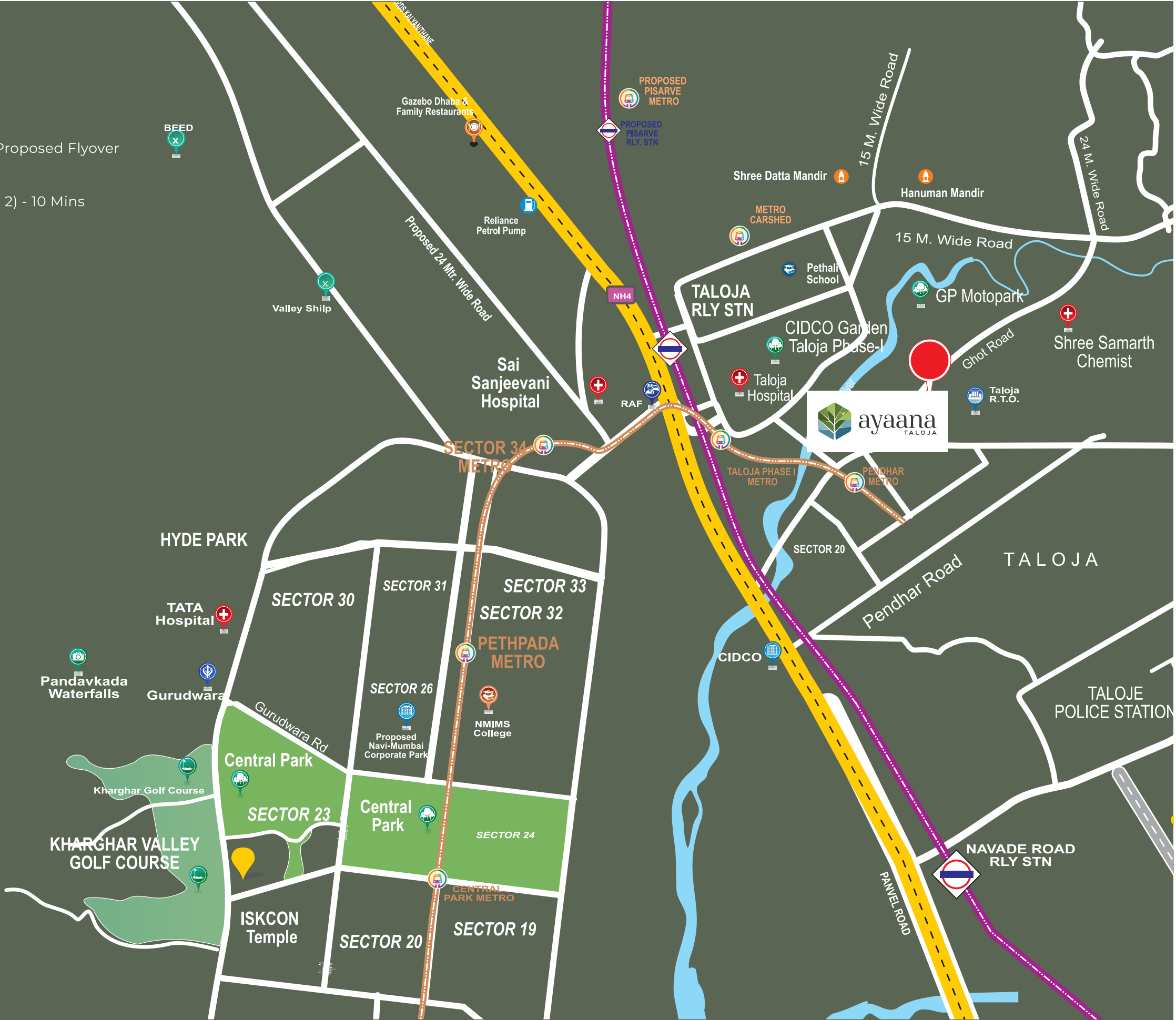
- TATA Hospital - 8 Mins
- Sri Sathya Sai Sanjeevani Hospital - 8 Mins
- MGM Hospital - 15 Mins
- Apollo Hospital - 20 Mins

SHOPPING & ENTERTAINMENT

- Little World Mall - 15 Mins
- Nexus Seawoods Mall - 25 Mins
- Inorbit Mall - 30 Mins

LIFESTYLE & CULTURE

- 18 Hole Golf Course - 15 Mins
- Central Park - 15 Mins
- ISKCON Temple - 15 Mins



EXPERIENCE A LIFESTYLE
THAT ENRICHES
EVERY MOMENT OF YOUR LIFE

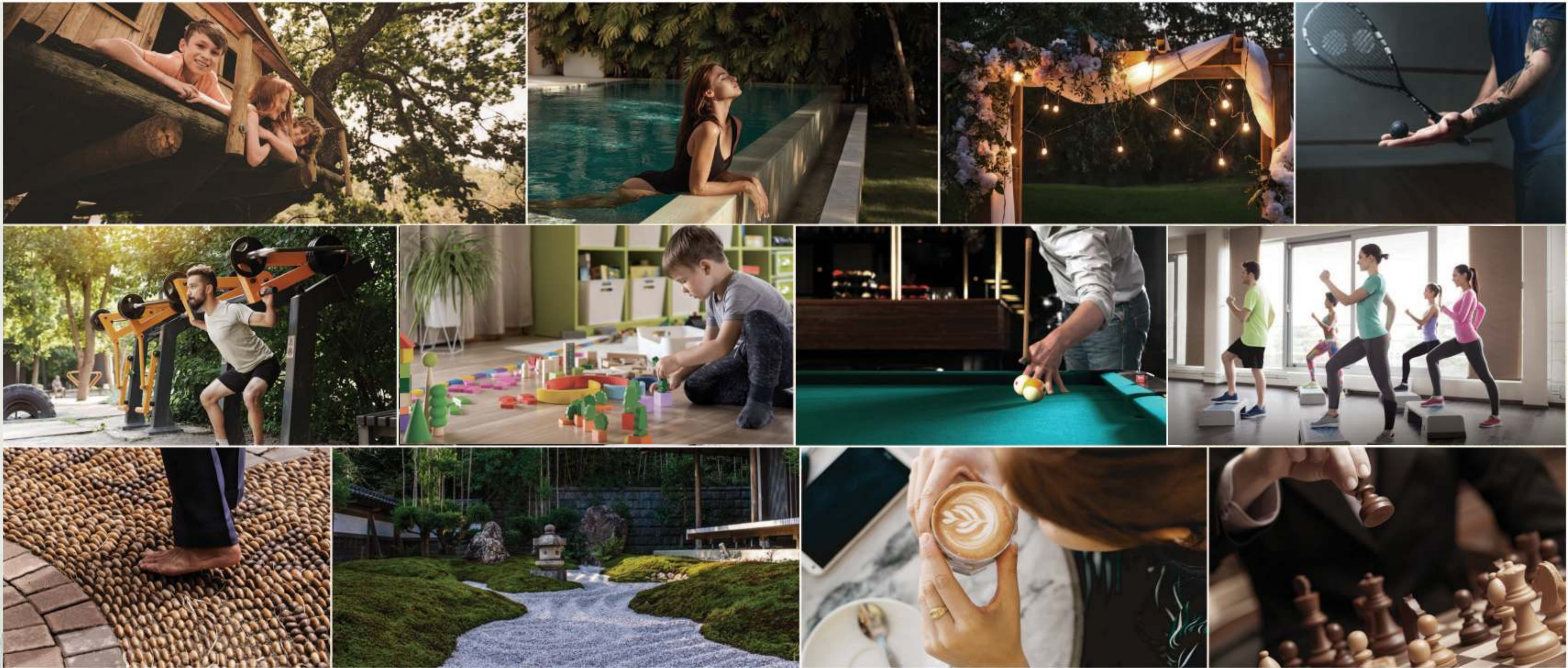
DESIGNER PODIUM LANDSCAPE
WITH TWO STOREYED LAVISH CLUB HOUSE

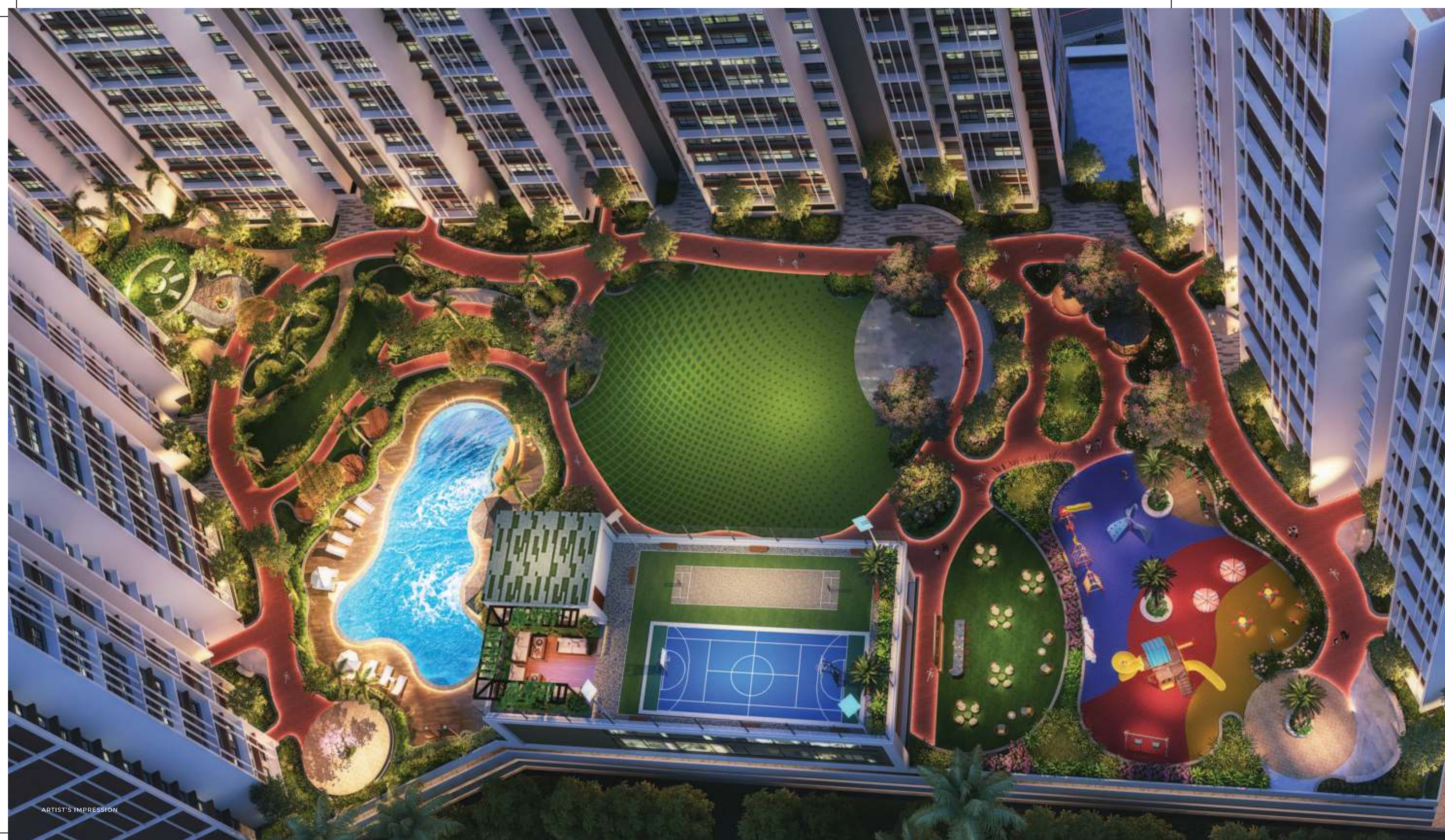
PODIUM LANDSCAPE

- Tropical Lagoon Pool
- Zen Garden with Fountain
- Celebration Lawn
- Kids Play Zone & Treehouse
- Outdoor Gymnasium
- Reflexology Pathway
- Multipurpose Play Court

TWO-LEVEL LAVISH CLUBHOUSE

- Banquet Area
- Board Indoor Games
- Gymnasium
- Nature Cafe
- Music, Dance and Zumba Room
- Multipurpose Activity Room
- Crèche
- Business Bay





ARTIST'S IMPRESSION

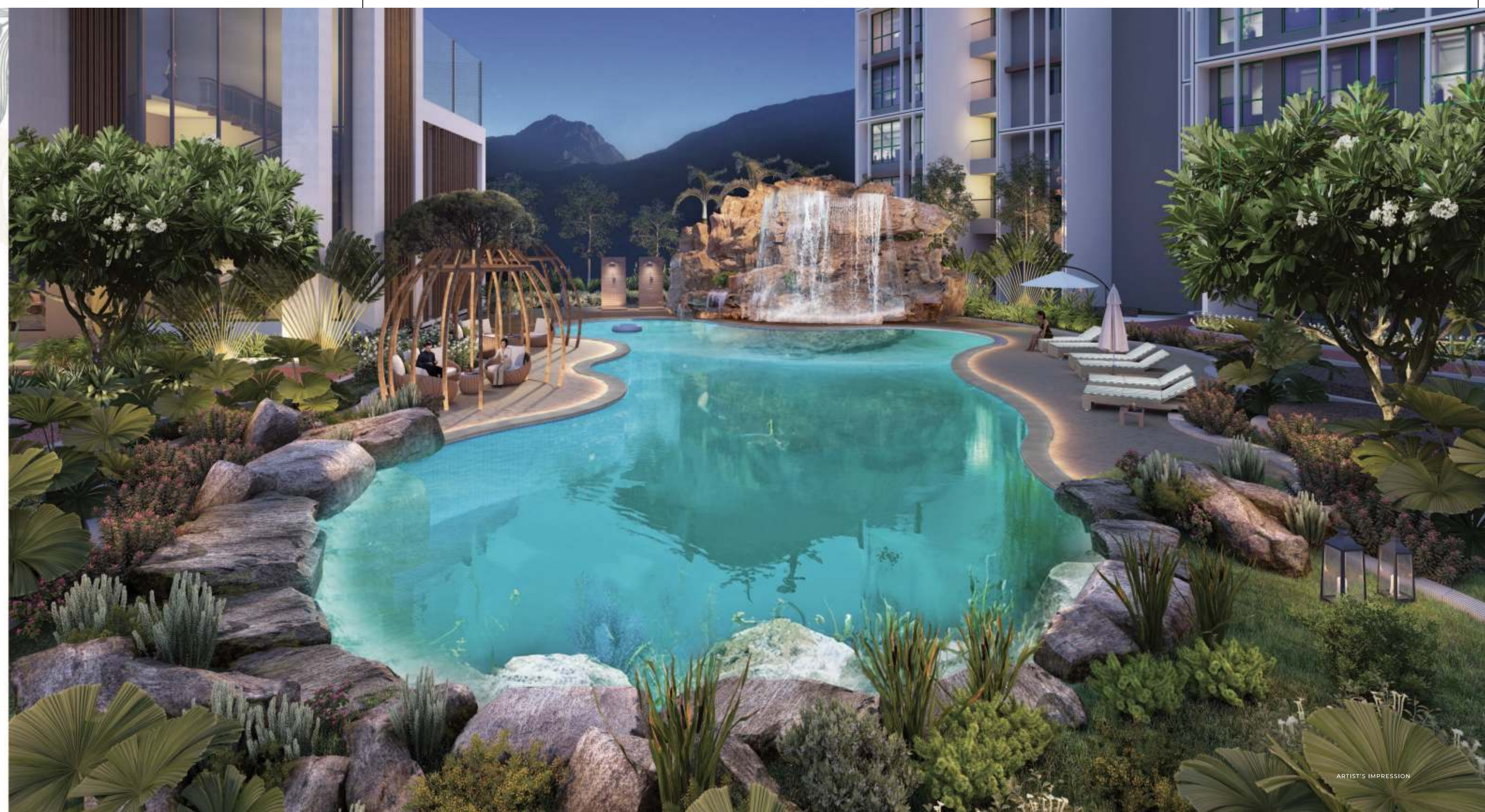
PODIUM LANDSCAPE

DISCOVER SERENITY IN 5 ACRES OF SCENIC VISTAS
WITH A NATURE-INSPIRED PODIUM OFFERING

25+ LIFESTYLE FACILITIES FOR YOUR IDEAL RETREAT

**SUBMERGE YOURSELF IN
WAVES OF REJUVENATION**

LAGOON POOL WITH WOODEN DECK



ARTIST'S IMPRESSION



Zen Garden



Celebration Lawn



Enjoy the Wonders of a Treehouse



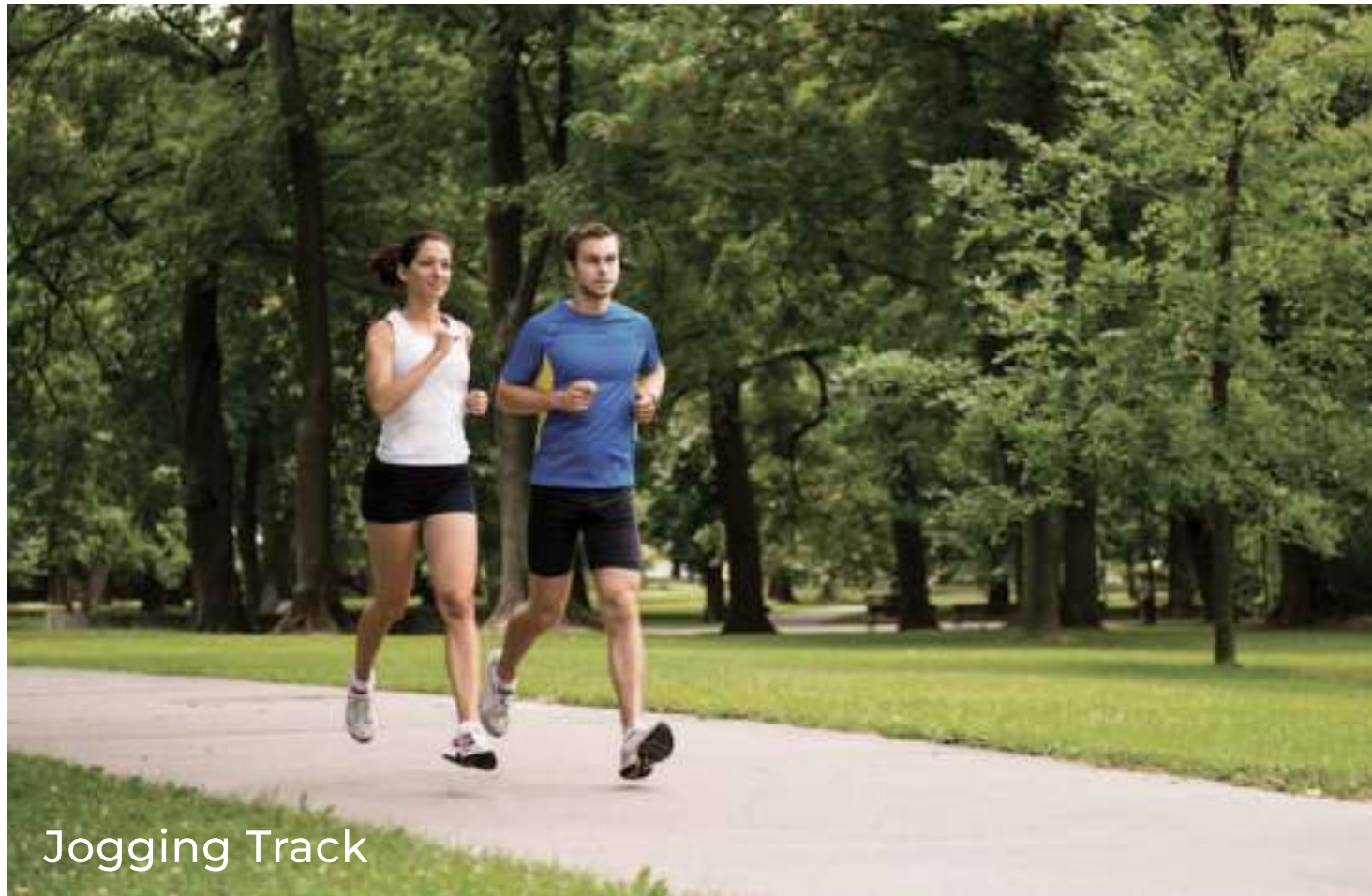
Outdoor Gymnasium



Cabanas



Kids Play Area



Jogging Track



Open Multipurpose Court

DOUBLE STOREYED LAVISH CLUBHOUSE

UNLOCK EXOTIC ESCAPES THROUGH
CLUB LIFE IN A TROPICAL OASIS



ARTIST'S IMPRESSION

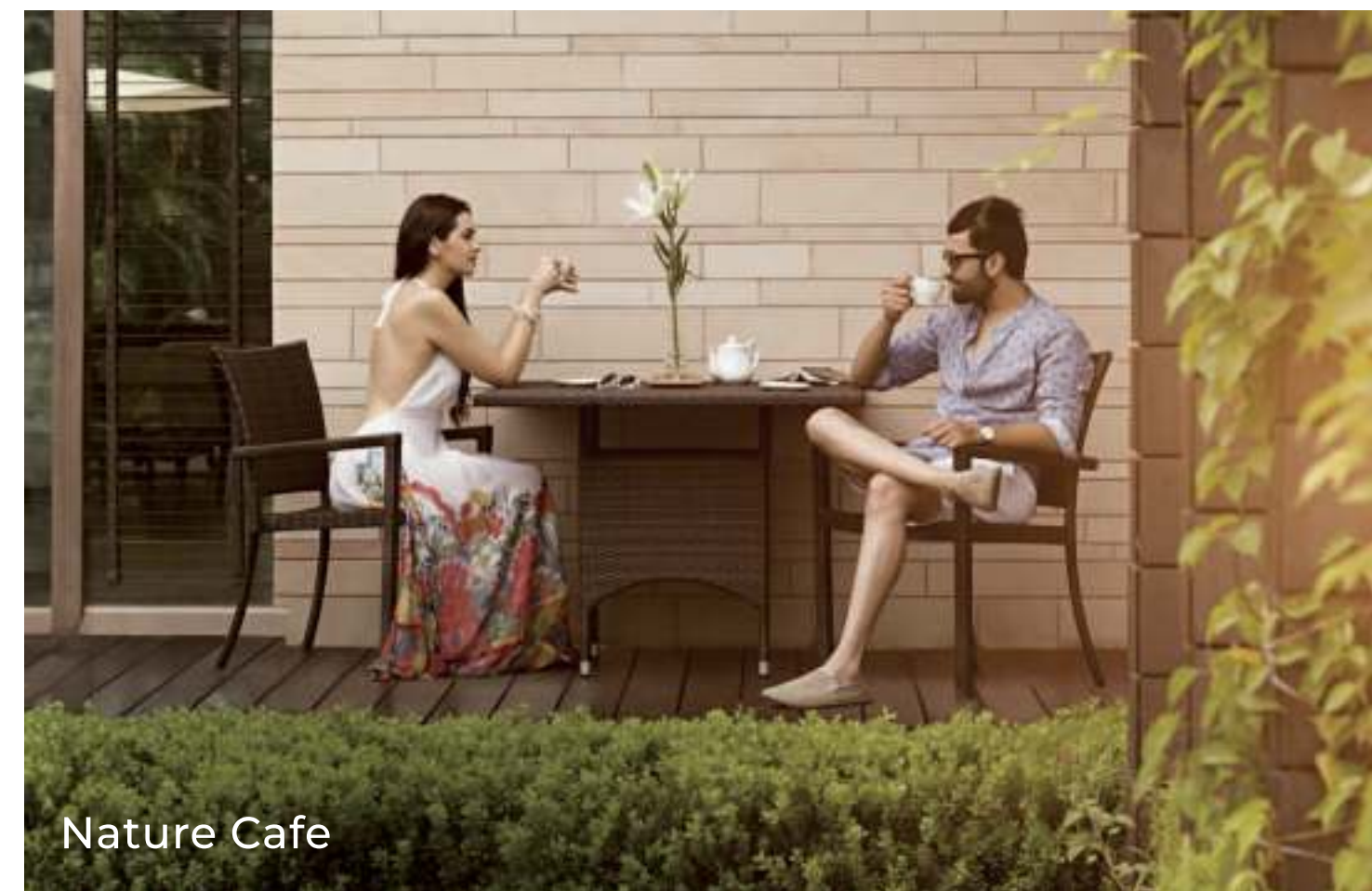


Indoor Gymnasium

ARTIST'S IMPRESSION



Music, Dance and Zumba Room



Nature Cafe



Crèche



Mini Theatre

ARTIST'S IMPRESSION



Banquet Hall

ARTIST'S IMPRESSION



Seating Lounge



Business Bay



Steam Room



Guest Rooms

ARTIST'S IMPRESSION

APARTMENT FEATURES

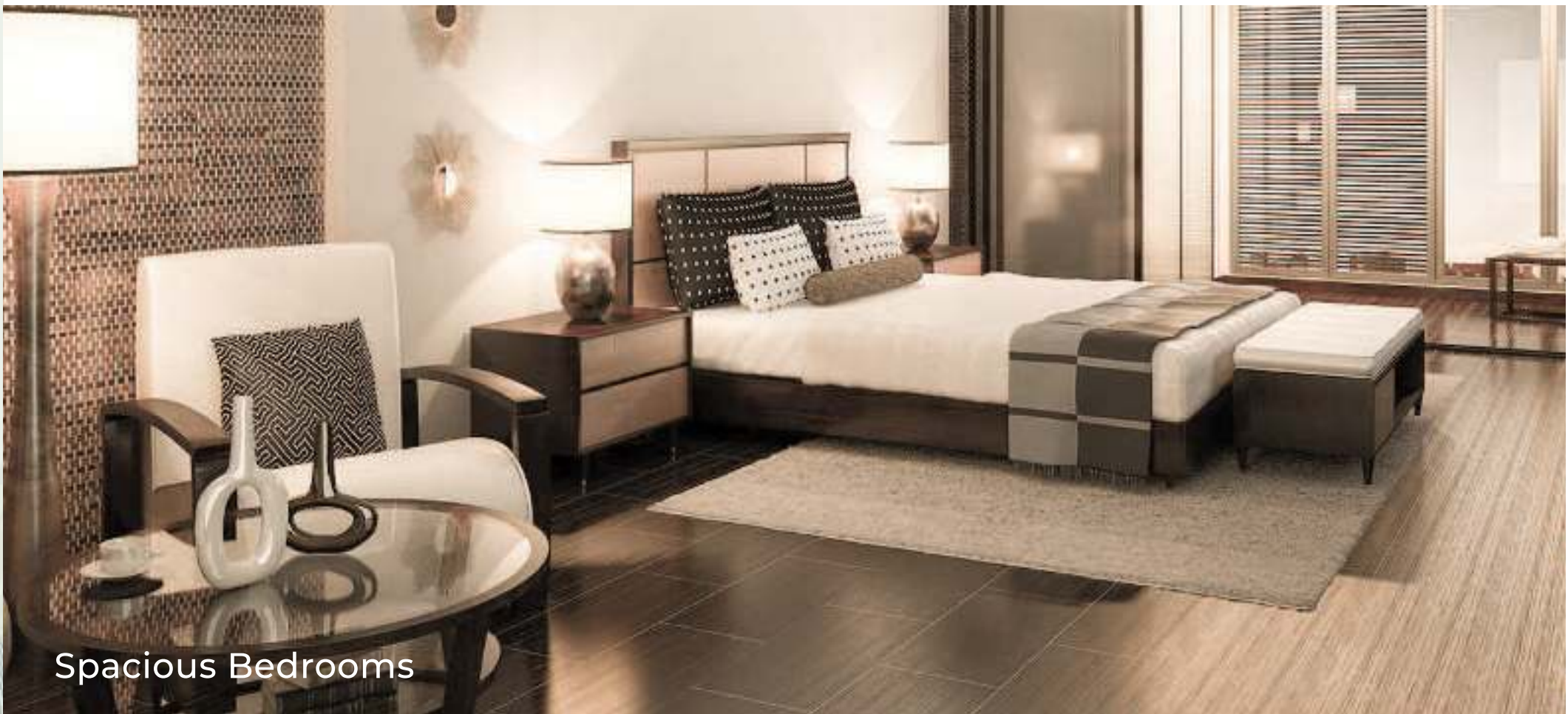
EXPERIENCE LUXURIOUS LIVING
HARMONIOUSLY INTEGRATED WITH
NATURE'S BEAUTY



Vastu Compliant Living Room



Modular Kitchen Layout



Spacious Bedrooms



Modern Bathrooms with Branded Fixtures



Grand Arrival Lobby

ARTIST'S IMPRESSION



Car Parking Zone



High-speed Elevators



3-tier, 24x7 Security & CCTV Surveillance



Fire-fighting Systems

STOCK IMAGES



Tropical Lagoon Life

AT A GLANCE

PROJECT HIGHLIGHTS

- An 8 Acre Lagoon Themed Community Living Experience Featuring 4 Towers of 22 Storeys in Phase 1
- Well Planned Vastu Compliant Tropical Lagoon Themed 1 & 2 BHK Homes
- Designer Podium Landscape with more than 25+ Nature Inspired Facilities
- Double Storeyed Lavish Club House with State-Of-The-Art Lifestyle
- 3-Tier, 24x7 Security and Top-Of-The-Line Finishes in Common Areas Across the Community
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TWO-LEVEL LAVISH CLUBHOUSE

- Banquet Area
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- Crèche
- Business Bay

APARTMENT FEATURES

- Vastu Compliant Living Room
- Spacious Bedrooms
- Modular Kitchen Layout
- Modern Bathrooms with Branded Fixtures

TOWER FEATURES SEPARATOR

- Grand Arrival Lobby
- High-speed Elevators
- Dedicated Car Parking
- Fire-fighting Systems
- 3-Tier, 24x7 Security & CCTV Surveillance

With fiery hearts, we embark on our quest,
unveiling treasures hidden, yet to manifest.
Passion, the spark that ignites the flame,
fueling desires, untamed and unchained.
Pride lends us strength when the world may doubt,
encouraging us to rise and speak out.
Progressing with humble hearts,
learning and conquering part by part
In the tapestry of our lives we weave,
passion, pride, and progress interleave.
Harnessing all, have the power to transform
for the name to carry the storm.

A world where the pillars-passion, pride & progress,
that steer us towards excellence. A name you have
trusted for more than 3 decades.



PASSION IS WHAT DRIVES US
PRIDE IS WHAT WE THRIVE ON
PROGRESS IS WHAT WE STRIVE FOR

STOCK IMAGE

3 DECADES OF
PASSION

9000+ CUSTOMERS'
PRIDE

7.8 MILLION SQ. FT. OF
PROGRESS

CREATING LANDMARKS. FULFILLING DREAMS.

NAVI MUMBAI'S LIFESTYLE MAKERS ACROSS **RESIDENTIAL • COMMERCIAL • RETAIL • VILLAS**