

Joint Initiative by



Site Address: Debonair Co-operative H.S. LTD,
Almeida Road, Near Chandanwadi Signal,
Panchpakhadi, Thane West 400602

Registered Address: Unit No 309-312, Centrum
It Park, Next To Satkar Grande Hotel,
Wagle Estate Road, Thane West, Thane, 400604

debonair.classic@squarefeetgroup.in



MAHARERA NO: P51700078007
<https://maharera.mahaonline.gov.in>

Debonair *Classic*

A HALLMARK OF CLASSIC LUXURY

LUXURY IN ITS RAREST FORM...
LUXURY IN ITS CLASSIC FINISH...
LUXURY IN ITS ULTRA-MODERN FEATURES...

Embrace the most classical silhouette of luxury crafted to
offer best-in-its-kind experiences.

A CLASSIC CHARM THAT WILL BECOME A RARE SIGHT IN PANCH PAKHADI

In the quest for the perfect home, elegance and luxury are often at the top of the list of priorities. Debonair Classic understands these aspirations and has meticulously crafted lavish apartments in Panch Pakhadi - a luxury locality situated in Thane.

Its magnificence stands as a testament to kingly-retro architecture that evokes the opulence of past eras while retaining a sense of regal charm and style. Its classical design elements evoke a sense of grandeur and timeless beauty, making it a prestigious address within the city.

- Heritage Landmark in Panch Pakadi
- Vintage Welcome Gate
- Breathtaking Views of the City Skyline
- Luxurious Drop-off Area
- Double Height Grand Entrance Lobby
- 3 Tier Security
- 2 Bldgs of Stilt+5 Podiums +30 Storey



THE BUZZING WORLD AROUND IS EXCEPTIONALLY CONNECTED

Panch Pakhadi, a bustling locality in Thane's Lake City (MMR region), has experienced a substantial rise in housing demand. Its strategic location, exceptional connectivity, and enhanced infrastructure have made it a favored destination for homebuyers and real estate investors.



AN ICON OF TIMELESS ARCHITECTURE AND MODERN MAJESTY



Two High Rise
Residential
Towers



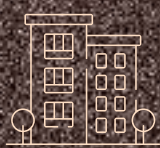
Spacious 2, 3 & 4
BHK Apartments
With Deck



Stillt +4 Podiums
Of Surface
Car Parking



Approx
43,000 Sq.ft. of Total
Amenity Space



Classical
Architectural
Elevation



10'6"
Floor to Floor
Height



WONDERING HOW YOU WILL FIND SUPREMACY IN COMFORT & CONVENIENCE INDOORS?

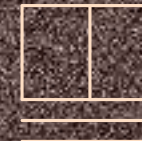
Our homes are not only aesthetically appealing but are fully protected and branded with internal amenities:



Intercom/Video
Door Phone



Branded
Designer
Floor/wall Tiles



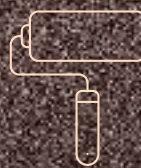
Heavy Duty
Aluminium
Sliding Windows



Fire Fighting
System



Branded
Electrical Fittings



External
Texture Paint



Generator/ Solar
Backup for
Common Area



High Speed
Branded
Elevators



Branded
Sanitaryware &
CP Fittings



WHERE EVERY MOMENT IS FULL OF BOUNTIFUL DELIGHT

With an array of sporty amenities, sweat out and bid farewell to monotony.

APPROX 43,000 SQ.FT. OF EXTERNAL AMENITIES

GROUND FLOOR AMENITIES

- Multipurpose Court/Turf
- Swing Area

P5 AMENITY FLOOR AMENITIES

- Toddler/creche Area
- Fitness Center/gym
- Zumba/yoga Room
- Kids Play Area
- Indoor Games
- Sauna And Steam
- Swimming Pool
- Socio-cultural Lawn
- Swing Plaza
- Gazebo Seating Area
- Deck Sitout Area
- Jogging Track (269 RMTR)
- Pavillion Plaza

30TH FLOOR RECREATIONAL FLOOR AMENITIES

- Av Room/ Mini Theatre
- Co-Working Space
- Library
- Society Conference Room
- Café
- Banquet Hall
- Open To Sky Sit Out Area



LUXURY IS ATTENTION TO DETAIL, ORIGINALITY, EXCLUSIVITY, AND ABOVE ALL, QUALITY

LUXURIOUS DROP-OFF AREA

Balance of Design, in the Sense of Beauty and Highest Quality



DOUBLE HEIGHT GRAND ENTRANCE LOBBY

(Area: 50 Ft x 33 Ft = 1650 Sq.Ft.) Height: 22 Ft



DOUBLE HEIGHT
GRAND ENTRANCE LOBBY





MULTIPURPOSE TURF

(Area: 90 Ft x 46 Ft = 4140 Sq.Ft.)

EXPERIENCE EXTRAVAGANCE
WITH OUR 30,000 SQ. FT.
PODIUM AMENITIES





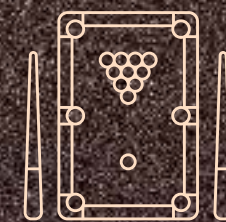
FITNESS CENTER/ GYM

(Area: 2350 Sq.Ft.)



— YOGA ROOM/
ZUMBA

INDOOR GAMES —





KIDS PLAY AREA

(Area: 2700 Sq.ft.)



INDOOR TODDLER
PLAY AREA

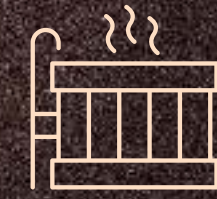
OUTDOOR PLAY AREA



SWIMMING POOL

(Area: 2100 Sq.Ft.)





JACUZZI

STEAM ROOM





PERGOLA SEATING



FOUNTAIN AREA

LAWN AREA



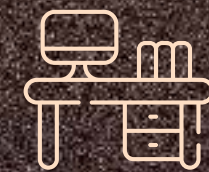


WOODEN SEATING & JOGGING TRACK



— MINI THEATRE

CO-WORKING SPACE —





LIBRARY ROOM

TERRACE
SIT-OUT AREA





CAFE

SOCIETY
CONFERENCE ROOM







A GROWING PORTFOLIO

Squarefeet group has many successful housing & commercial projects to its credit. Its long and solid experience in the Construction industry, firm commitment to good quality Structures and timely delivery of homes & workplaces has made Squarefeet a most sought-after group. 7500 families that happily reside in the group's apartments and 2000 others Conducting their business from our commercial spaces.

That's not all. The group continuously upgrades it self with new trends in the industry, offering the mid-income consumers, luxury homes within easy reach. In addition, it is going to cover at least 01 cr. Sq.Feet in the near future.

Over 18 Years of Expertise

- 10** Residential Projects
- 04** Commercial Projects
- 05** Million Sqft Delivered
- 06** Million Sqft Underconstruction & Upcoming

CENTRUM IT PARK
DEV CORPORA
MAHAVIR SQUARE
METROPOLIS
REGAL SQUARE

C30 SQUARE
PRADEEP SQUARE
SARVODAY SQUARE
ORCHID SQUARE

CENTRUM BUSINESS SQUARE
GRAND SQUARE
GREEN SQUARE
GRACE SQUARE
CENTURA SQUARE
IMPERIAL SQUARE

A GROWING PORTFOLIO

A reputed name in the Real Estate sector, we specialise in creating both, commercial and living spaces. Since our inception, in 1999, we have successfully mapped out a footprint encompassing villas, business centres and apartments. As we stride into the future, we continue to ensure transparency and an unwavering commitment to delivering quality products to our customers for a genuine, fine living experience. Currently, we have 5 redevelopment projects in Mulund, 2 commercial projects in Wagle Estate and 4 residential developments in Thane along with Metropolis. Today, the ACE Group is synonymous with golden virtues such as quality, integrity, ethics, transparency and comitment of the highest standards. Our virtues have never failed to reflect in our offerings to our customers.

ACE REALTY HAS BEEN CONSISTENTLY ENHANCING LIVES WITH ITS UNIQUE CONSTRUCTIONS. WE PRIDE OURSELVES WITH ZERO CUSTOMER COMPLAINTS IN ANY FORUM.

Over 25 Years of Expertise

- 25+** Completed Projects.
- 18** Projects Exclusively in Kasarvadavli.
- 1.2** Million sq.ft. Delivered.
- 1500+** Happy Families.
- 11+** Ongoing Projects.
- 1.4** Million sq.ft. Under Construction.
- 1100+** Homes Under Construction.

ACE AVIANA
EMPRESS PARK
ACE HOMES
ASPIRE RESIDENCY
PARK VEIW (THANE)

ACE AVENUE
TIARA COURT
ACE AMBIENCE
PARK VIEW (MULUND)
ACE FLORENCE

ACE COURTYARD
ACE ENCLAVE
ACE SIGNATURE IT PARK
ACE ANTHURIUM
PINAK GALAXY



GROUND FLOOR PLAN





PODIUM 1ST LVL PLAN





PODIUM 2ND LVL PLAN



PODIUM 3RD LVL PLAN



PODIUM 4TH LVL PLAN



DEBONAIR CLASSIC



LAYOUT FLOOR PLAN





BUILDING 1 & 2 - 30TH FLOOR PLAN (RECREATIONAL)



BUILDING NO. 1



N 12TH - 14TH FLOOR PLAN

NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls

BUILDING 1 - 12TH - 14TH FLOOR PLAN CARPET AREA						
FLAT NO.		RERA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
1	3 BHK	1184	71	1255	92	1347
2	3 BHK	987	58	1045	53	1098
2 (Refuge)	2 BHK	808	58	866	44	910
3	3 BHK	1237	73	1310	107	1417
4	4 BHK	1612	120	1732	137	1869

* All areas mentioned in sq.ft

BUILDING NO. 1



16TH - 18TH & 20TH - 23RD, 25TH - 27TH, 29TH FLOOR PLAN

NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls

BUILDING 1 - 16TH - 18TH & 20TH - 23RD, 25TH - 27TH, 29TH FLOOR PLAN CARPET AREA						
FLAT NO.		RERA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
1	3 BHK	1184	71	1255	92	1347
2	3 BHK	987	58	1045	53	1098
2 (Refuge)	2 BHK	808	58	866	44	910
3	3 BHK	1237	73	1310	107	1417
4	4 BHK	2016	108	2124	82	2206

* All areas mentioned in sq.ft

BUILDING NO. 1 : FLAT NO.1 (3 BHK)

BUILDING 1 - 1st - 29th FLOOR CARPET AREA						
FLAT NO.	RERA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)	
1	3 BHK	1184	71	1255	92	1347

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls



BUILDING NO. 1 : FLAT NO.2 (3 BHK)

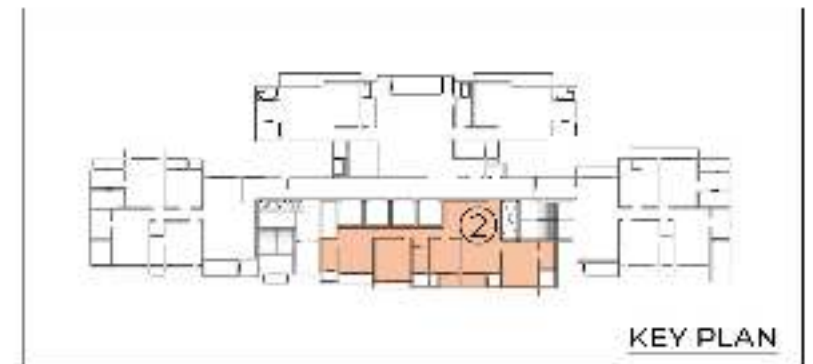
BUILDING 1 - .2nd-5th,7th-9th,11th-14th,16th-18th,20th-23rd, 25th-27th,29th FLOOR CARPET AREA						
FLAT NO.	HEBA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)	
2	987	58	1045	53	1098	

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls



BUILDING NO. 1 : FLAT NO.2 (REFUGE) (2 BHK)

BUILDING 1 - 1st,6th,10th,15th,19th,24th & 28th REFUGE FLOOR PLAN						
FLAT NO.	HEA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)	
2 (Refuge)	2 BHK	808	58	866	44	910

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls



KEY PLAN

BUILDING NO. 1 : FLAT NO.3 (3 BHK)

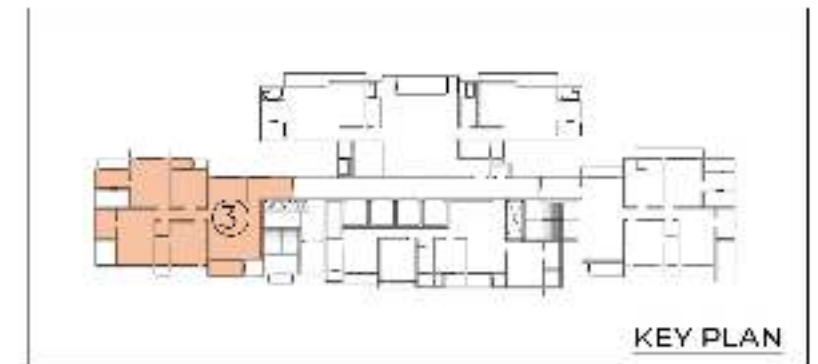
BUILDING 1 - 1st - 29th FLOOR CARPET AREA						
FLAT NO.		HEBA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
3	3 BHK	1237	73	1310	107	1417

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls



BUILDING NO. 1 : FLAT NO.4 (4 BHK)

BUILDING 1 - 12th - 15th FLOOR CARPET AREA						
FLAT NO.		RERA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
4	4 BHK	1612	120	1732	137	1869

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls



BUILDING NO. 1 : FLAT NO.4 (4 BHK)

BUILDING 1 - 16th - 29th FLOOR CARPET AREA						
FLAT NO.		REERA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
4	4 BHK	2016	108	2124	82	2206

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls



KEY PLAN

BUILDING NO. 2



4TH & 5TH, 7TH - 9TH, 11TH - 14TH, 16TH - 18TH, 20TH - 23RD, 25TH - 27TH AND 29TH FLOOR PLAN

NOTES:-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls

BUILDING 2 - 4th,5th, 7th - 9th, 11th - 14th, 16th - 18th 20th -23rd, 25th -27th & 29th FLOOR CARPET AREA						
FLAT NO.	RERA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)	
1	2 BHK	614	0	614	30	644
2	3 BHK	827	49	876	88	964
2 (Refuge)	2 BHK	645	49	694	33	727
3	2 BHK	659	55	714	31	745
4	3 BHK	868	43	911	71	982

* All areas mentioned in sq.ft

BUILDING NO. 2 : FLAT NO.1 (2 BHK)

BUILDING 2 - 4th - 29th FLOOR CARPET AREA						
FLAT NO.		REFER AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A-B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
1	2 BHK	614	0	614	30	644

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls



KEY PLAN

BUILDING NO. 2 : FLAT NO.2 (3 BHK)

BUILDING 2 - 2nd-5th,7th-9th,11th-14th,16th-18th,20th-23rd, 25th-27th,29th FLOOR CARPET AREA						
FLAT NO.		REFER AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
2	3 BHK	827	49	876	88	964

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls

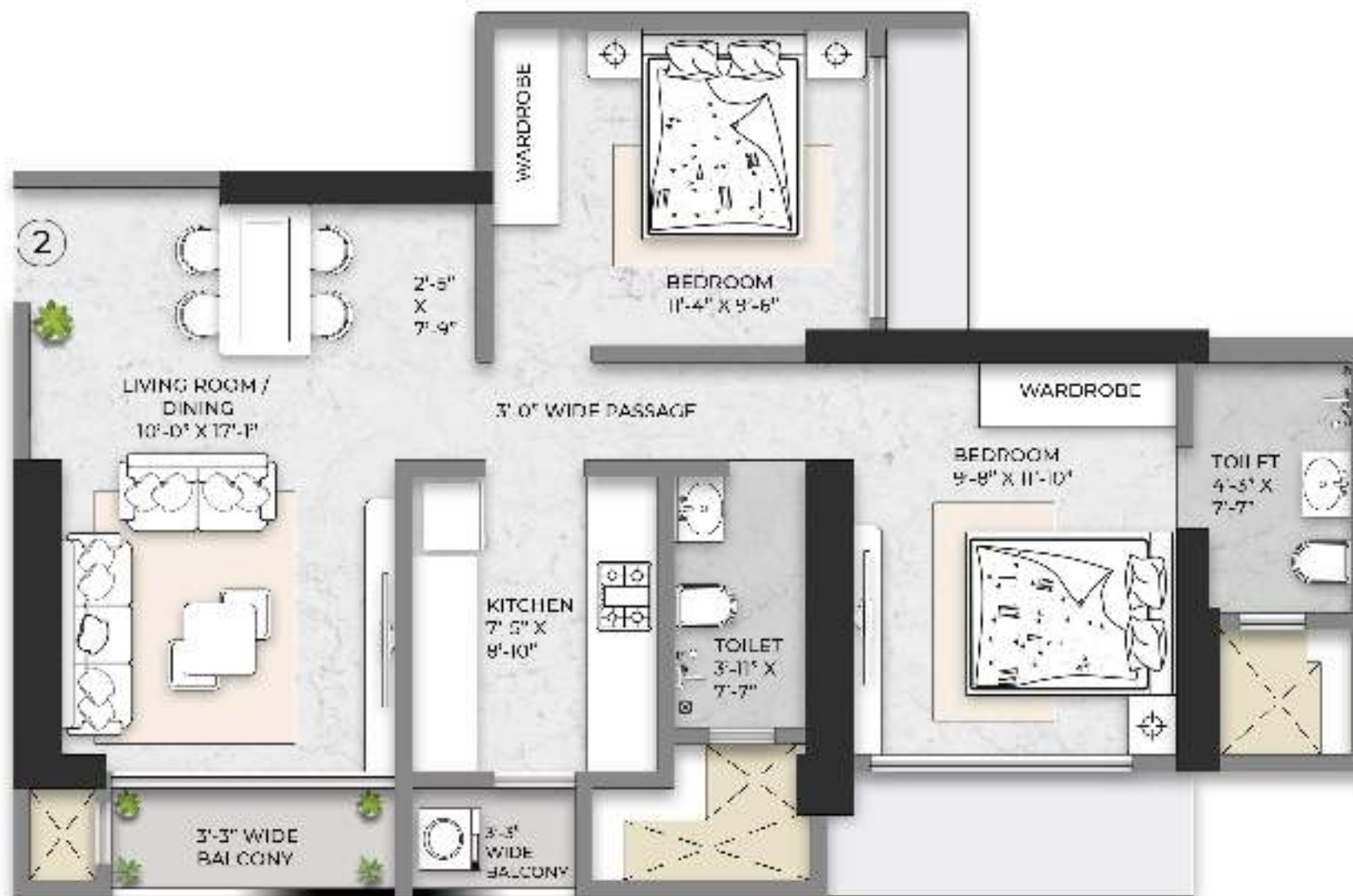


KEY PLAN

BUILDING NO. 2 : FLAT NO.2 (REFUGE) (2 BHK)

BUILDING 2 - 1st,6th,10th,15th,19th,24th & 28th REFUGE FLOOR PLAN						
FLAT NO.	RERA AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)	
2 (Refuge)	2 BHK	645	49	694	33	727

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls

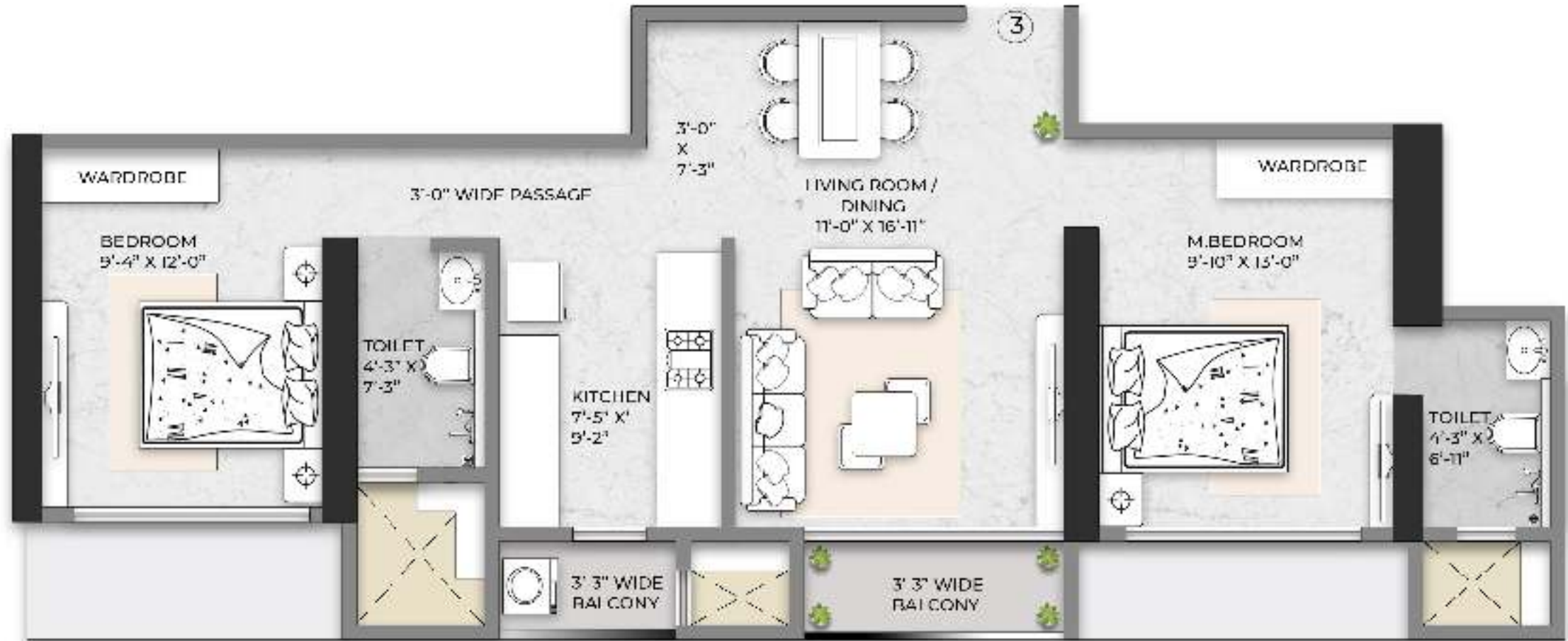


KEY PLAN

BUILDING NO. 2 : FLAT NO.3 (2 BHK)

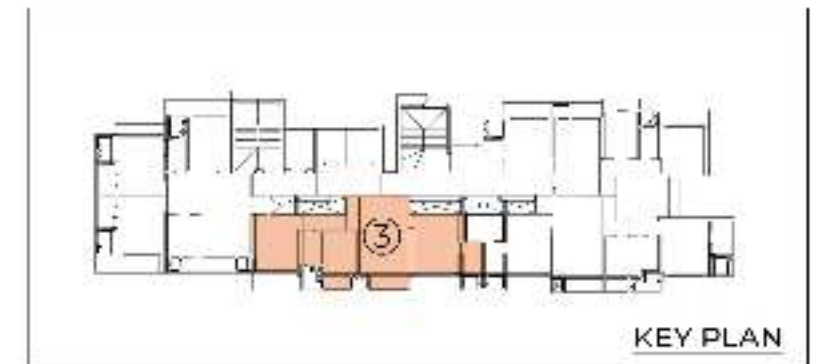
BUILDING 2 - 1st - 29th FLOOR CARPET AREA						
FLAT NO.		REFER AREA + ENCL. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
3	2 BHK	659	55	714	31	745

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls

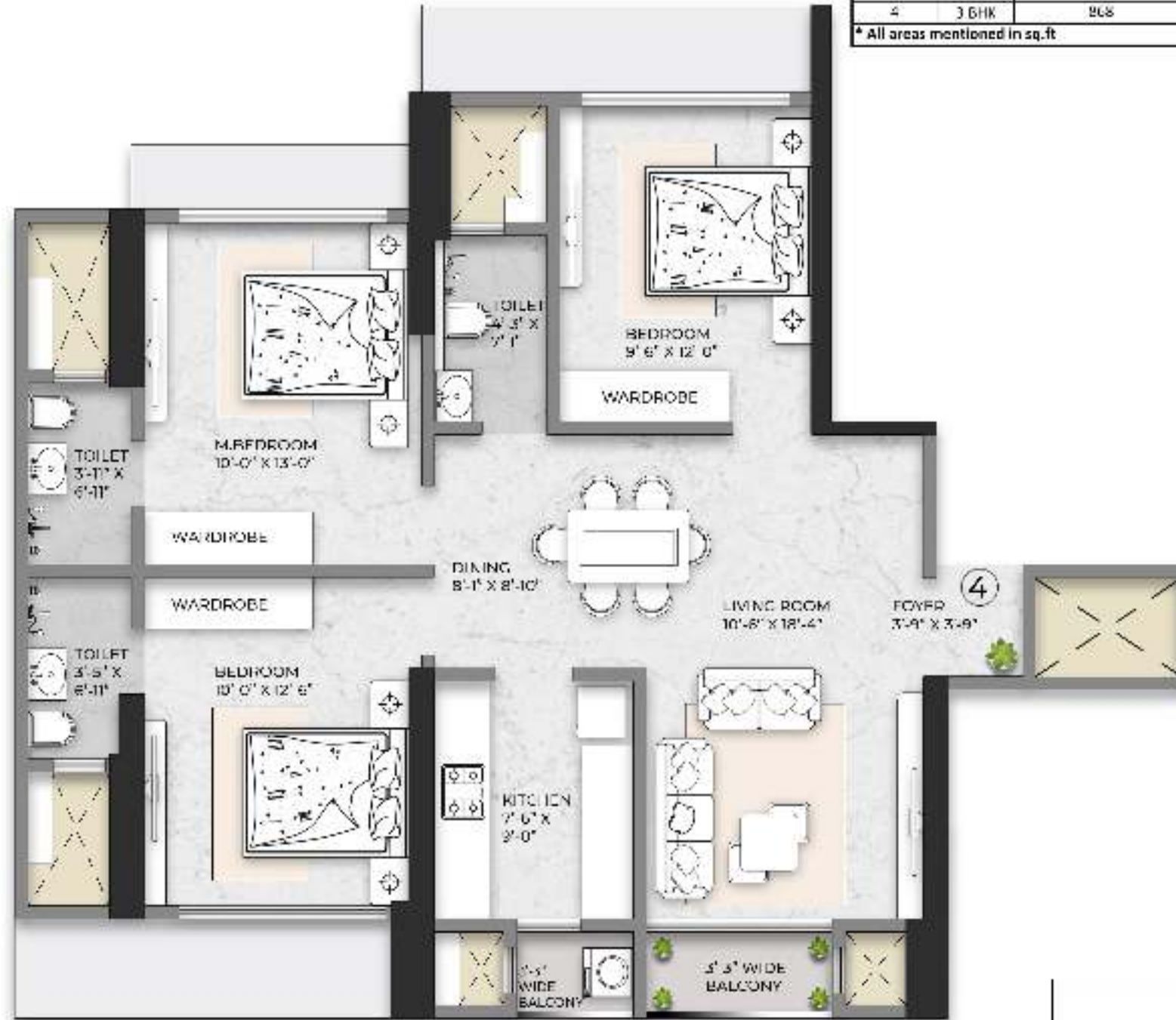


KEY PLAN

**BUILDING NO. 2 : FLAT NO.4
(3 BHK)**

BUILDING 2 - 1st - 29th FLOOR CARPET AREA					
FLAT NO.	REAR AREA + ENC. BALCONY AREA (A)	BALCONY + AC LEDGE AREA (B)	AGREEMENT AREA (A+B)	UTILITY AREA (C)	TOTAL USABLE AREA (A+B+C)
4	3 BHK	268	43	71	982

* All areas mentioned in sq.ft



NOTES :-

- all internal wall dimensions are from unfinished wall surfaces
- minor variations up to (+/-) 3% may occur on account of site conditions/ columns/ wall finishes
- in toilets carpet areas are inclusive of ledge walls

