

EAGLERIDGE

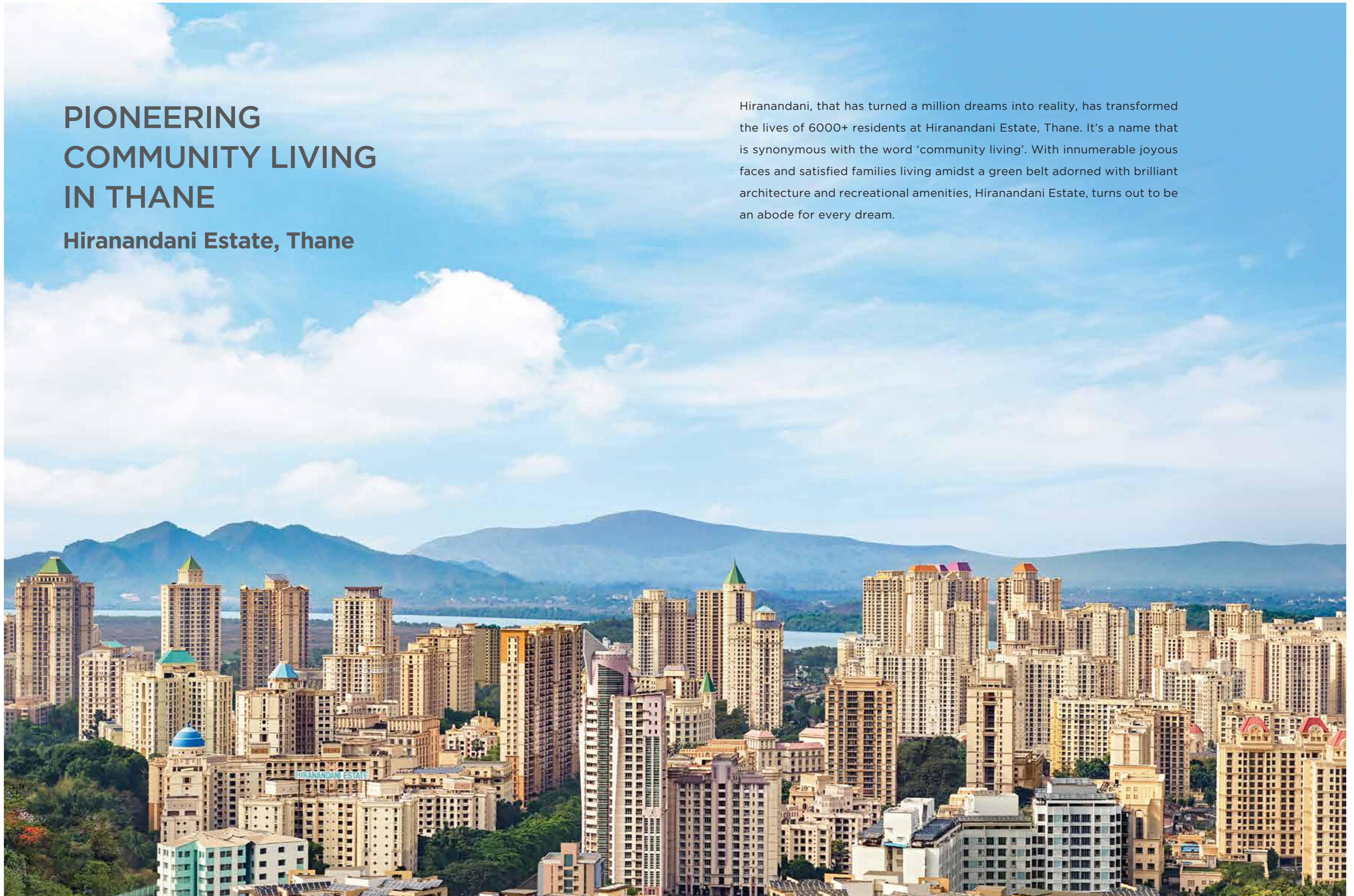
Hiranandani Estate, Thane

2, 2.5 & 3 BHK Apartments

PIONEERING COMMUNITY LIVING IN THANE

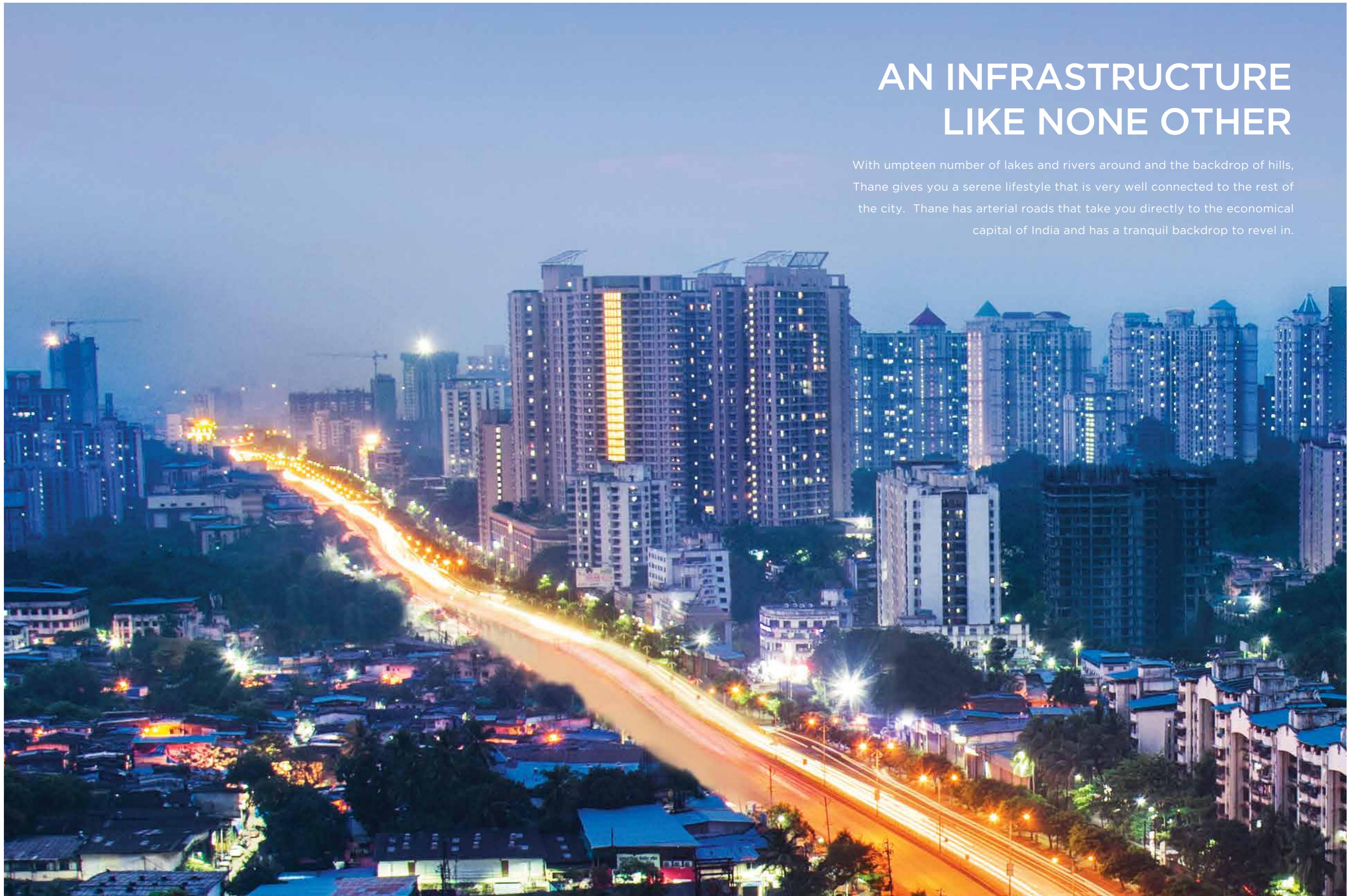
Hiranandani Estate, Thane

Hiranandani, that has turned a million dreams into reality, has transformed the lives of 6000+ residents at Hiranandani Estate, Thane. It's a name that is synonymous with the word 'community living'. With innumerable joyous faces and satisfied families living amidst a green belt adorned with brilliant architecture and recreational amenities, Hiranandani Estate, turns out to be an abode for every dream.



AN INFRASTRUCTURE LIKE NONE OTHER

With umpteen number of lakes and rivers around and the backdrop of hills, Thane gives you a serene lifestyle that is very well connected to the rest of the city. Thane has arterial roads that take you directly to the economical capital of India and has a tranquil backdrop to revel in.





FUTURE LEAP IN THANE INFRASTRUCTURE

Hiranandani Estate in Thane is built to bring home convenience to the people residing within. The location gets better with a robust infrastructure projected with roadways, railways, metro, tunnels and waterways en route to completion. With decongested traffic and peaceful travelling, Hiranandani Estate is all set to be the next sought after destination.

Metro4 Route- Wadala to Kasarwadvali

Tunnel- Borivali to Thane

Ferry- Gateway of India to Saket (Thane)

The above information is as per the projects proposed by the Government.

ARCHITECTURE WITH MONUMENTAL BRILLIANCE

Ancient monuments world over were built with a pure motive in mind. Hiranandanl Estate is a modern day example of the same. With a unique appeal and absolute art in the built, every structure at Hiranandanl Estate clearly showcases the maker's pristine intention of taking lifestyle experiences to the next level.



HIRANANDANI ESTATE AMENITIES

We at Hiranandani strongly believe in endlessly working towards creating an environment that's conducive to every individual. The level of comfort, the sense of security and the feeling of bliss in everyday living, more or less recapitulates the lifestyle experiences at Hiranandani Estate.

The townships flawlessly reflect a commitment that has only grown stronger with time. A commitment to create communities that set an example for the rest and go on to enrich more and more lives.



Actual images of Hiranandani Estate, Thane.

EXPERIENCE THE HIGH STREET LIFE - THE WALK

Acclaimed the world over for engaging shopping experiences, the concept of High Street Shopping finally debuts in India with The Walk. Located at Hiranandani Estate, Thane's finest lifestyle destination, The Walk plays host to an impressive line-up of world brands, premium Indian Brands, entertainment hubs and fine dining restaurants in a refreshing high street format.



Actual images of The Walk High Street, Hiranandani Estate, Thane.

DESSERTS



QUICK BITES



CAFE



RESTAURANTS



SALON AND SPA



SHOWROOMS



RESTOBAR



MNCs AT THE HIRANANDANI BUSINESS PARK

With its elegant workspaces and world-class amenities, Hiranandani Business Park has attracted some of the biggest names in the world of business. The lake city of Thane has itself acquired fame and prestige because of the presence of Hiranandani. Besides the Business Park's unique benefit of being in the middle of nature has made it the preferred choice of blue-chip companies, banks, MNCs and offices of other Indian corporates.



Actual image of Bayer Crop Science, Hiranandani Business Park, Thane.

TCS has acquired a total of 1.8 million sq. ft. arena for its mammoth task force of around 14,000 employees in phase-1. Bayer CropScience boasts of its India head office right here. Encompassed by such inspiring neighbours will always keep you driven towards your goals.



Actual images of TCS, Hiranandani Business Park, Thane.



This is a rendered image as visualised by the artist for reference purpose only.

WELCOME TO

EAGLERIDGE

Hiranandani Estate, Thane

2, 2.5 & 3 BHK Apartments

LIVE THE SERENE LIFE

Experience much more in life than just the hustle-bustle of the city. You deserve tranquility and calmness when you spend quality time with your loved ones. The freedom to sit amidst nature at your whim and the privilege to re-connect with the buzzing life, is what we bring you with Eagleridge apartments. After all, you are worth so much more.

**SCHOOL, CLUBHOUSE & LAKE
JUST 1 MIN AWAY**



CRAFTED FOR YOUR TRANQUILITY

The magic of smart planning comes home along with serene neighbourhoods. Reserve your home at the most convenient address and surround yourself with every privilege.

Apartment Features

- Marble flooring in living and dining areas
- Heavy Duty aluminium windows
- Designer tiles in toilets, kitchen & bedroom
- Thoughtfully designed toilets with luxury bathroom fittings
- Electricity provision with 3 phase electric supply, modular switches and power back up for select points
- Elegant wood laminate flooring in study at 2.5 BHK and in common bedroom at 3 BHK
- Immaculate kitchen platform with sink and thoughtfully planned modular kitchen cabinets below platform
- Superior quality geyser, exhaust fan and water purifier
- Meticulously planned electrical layout by interior designer
- High-quality non-corrosive plumbing

General Features

- Exclusive and equipped gymnasium in the building
- Ornate building entrance
- Grand entrance lobby
- CCTV surveillance at building entrance lobby
- Beautiful lift lobbies on the floor
- Gearless high speed elevators
- Direct access to the exclusive garden
- Power backup for pump, lift, lobby and stairs area
- LED lights in the common areas
- Comprehensive fire fighting and fire alarm system
- Ample visitor car parking
- Mechanised car parking
- FTTH ready low voltage structured cabling system inside apartment
- Common DTH dish antenna
- Audio Intercom using IP-EPABX (video call supported)

*The above image shown is of show apartment of Castle Rock (2BHK) for reference purpose only.
The furniture & fixtures shown in the above flat are not part of the apartment amenities.

EXCLUSIVE GYMNASIUM

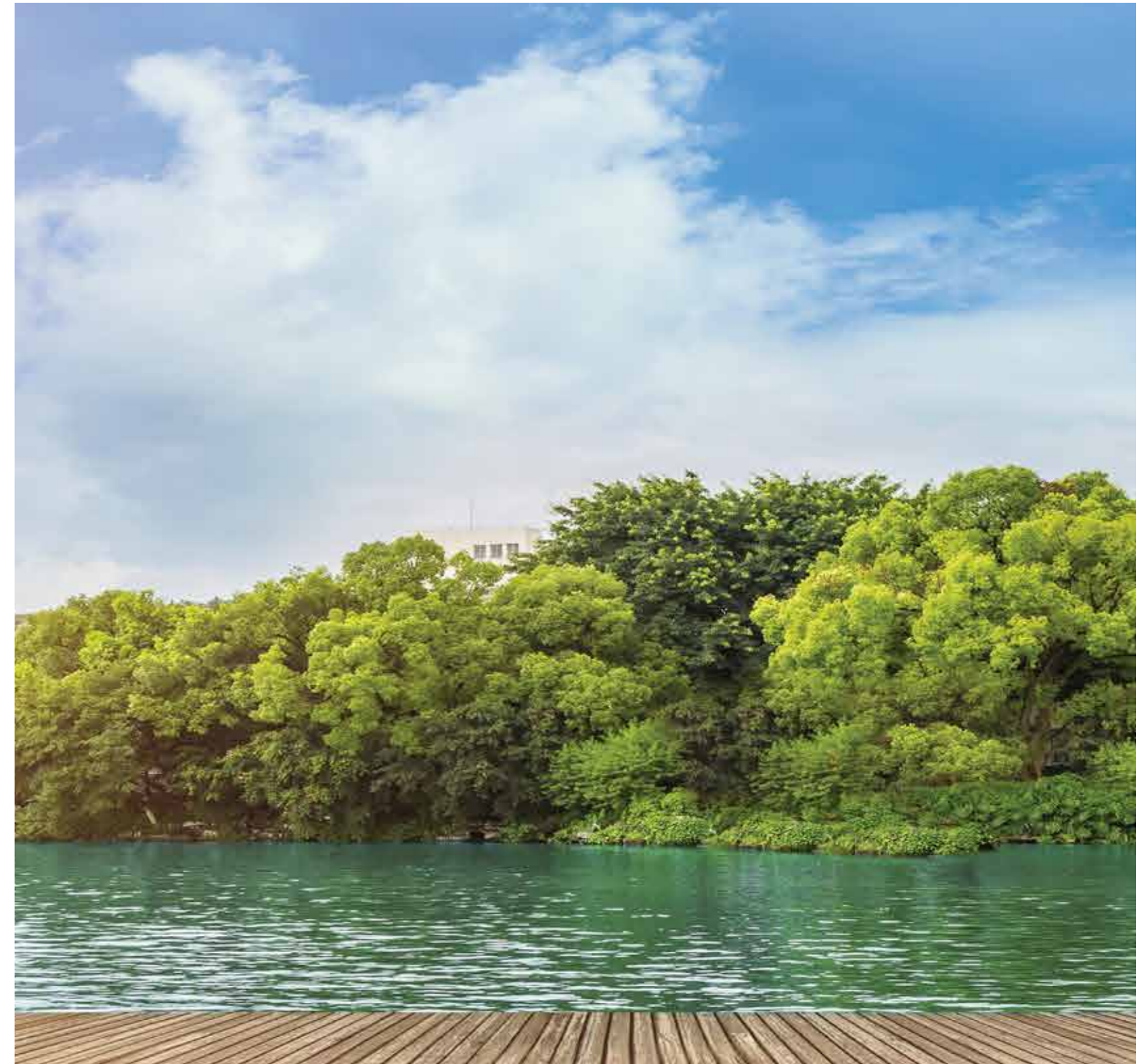
A gymnasium that is well stocked with most up-to-date equipments exclusively for the residents of Eagleridge, in the building itself. It inspires healthy living and a feeling of achievement that calls out to the fitness enthusiast within you.



The above image shown is of Gymnasium of Cardinal Building for reference purpose only.

WALK UP TO THE LAKE EVERY DAY

Just two blocks away is the lake - serene and tranquil to transport you to the inner realms of your own self. The lake and the greenery it brings along is meditative and relaxing - whether you want to jog all by yourself or spend a cheerful time with your loved ones. Moments by the lake will definitely take up your memory space.



The above image shown is for reference purpose only.

EAGLERIDGE

Typical Floor Plan



Carpet Area Statement - Wing A

| Flat Type | Flat Nos. | As Per RERA (without Balcony) | | Total of Deck & Enclosed Balcony (if any) | |
|--|-----------|-------------------------------|---------------|---|---------------|
| | | (in Sq. Ft.) | (in Sq. Mtr.) | (in Sq. Ft.) | (in Sq. Mtr.) |
| 2 BHK | 1 | 639 | 59.40 | 62 | 5.76 |
| 2 BHK | 2 | 625 | 58.07 | 69 | 6.44 |
| 2 BHK | 3 | 627 | 58.29 | 69 | 6.50 |
| 2 BHK | 4 | 640 | 59.50 | 58 | 5.40 |
| FLAT NO. 103 & 104 Deleted | | | | | |
| REFUGE FLAT NO. 804, 1204, 1504, 1804, 2104, 2404, 2704, 3004 & 3304 | | | | | |

Carpet Area Statement - Wing B

| Flat Type | Flat Nos. | As Per RERA (without Balcony) | | Total of Deck & Enclosed Balcony (if any) | |
|--|-----------|-------------------------------|---------------|---|---------------|
| | | (in Sq. Ft.) | (in Sq. Mtr.) | (in Sq. Ft.) | (in Sq. Mtr.) |
| 2 BHK | 1 | 641 | 59.53 | 67 | 6.29 |
| 2 BHK | 2 | 641 | 59.52 | 67 | 6.29 |
| 2.5 BHK | 3 | 844 | 78.46 | 92 | 8.55 |
| 2.5 BHK | 4 | 847 | 78.68 | 77 | 7.22 |
| 3 BHK | 5 | 999 | 92.81 | 93 | 8.64 |
| 3 BHK | 6 | 999 | 92.82 | 93 | 8.64 |
| FLAT NO. 102 & 103 Deleted | | | | | |
| REFUGE FLAT NO. 805, 1205, 1505, 1805, 2105, 2405, 2705, 3005 & 3305 | | | | | |

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



EAGLERIDGE A

Typical Floor Plan



Carpet Area Statement

| Flat Type | Flat Nos. | As Per RERA (without Balcony) | | Total of Deck & Enclosed Balcony (if any) | |
|--|-----------|-------------------------------|---------------|---|---------------|
| | | (in Sq. Ft.) | (in Sq. Mtr.) | (in Sq. Ft.) | (in Sq. Mtr.) |
| 2 BHK | 1 | 639 | 59.40 | 62 | 5.76 |
| 2 BHK | 2 | 625 | 58.07 | 69 | 6.44 |
| 2 BHK | 3 | 627 | 58.29 | 69 | 6.50 |
| 2 BHK | 4 | 640 | 59.50 | 58 | 5.40 |
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- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



EAGLERIDGE B

Typical Floor Plan



Carpet Area Statement

| Flat Type | Flat Nos. | As Per RERA (without Balcony) | | Total of Deck & Enclosed Balcony (if any) | |
|--|-----------|-------------------------------|---------------|---|---------------|
| | | (in Sq. Ft.) | (in Sq. Mtr.) | (in Sq. Ft.) | (in Sq. Mtr.) |
| 2 BHK | 1 | 641 | 59.53 | 67 | 6.29 |
| 2 BHK | 2 | 641 | 59.52 | 67 | 6.29 |
| 2.5 BHK | 3 | 844 | 78.46 | 92 | 8.55 |
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| 3 BHK | 5 | 999 | 92.81 | 93 | 8.64 |
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**EAGLERIDGE
A & B**



HIRANANDANI ESTATE, THANE

*Trees and Green Area shown is for representation purpose only.
*Layout plan is not up to the scale.

WIDE DREAMS, DRAWING THE EYES SKYWARD.

Exceeding expectations and living up to many mantles, Hiranandani Group has marked its presence through building world-class townships, introducing integrated lifestyles and building better communities, with a focus on creating superior experiences in every aspect of life. With a dedicated and experienced team of professionals assisting the management, Hiranandani Group has grown into a valuable real estate company with a significant presence in India.

Better townships for better communities.

Every Hiranandani township reflects this commitment to raising a complete world that looks into all aspects of living. Diverse ventures come together to create an integrated experience, minutely balancing all areas of happiness. An eco-friendly ambience, convenient infrastructure, elegant lifestyle and proximity to work are seamlessly incorporated together, adding depth and joy to daily life.



Actual image of Hiranandani Gardens, Powai.