

THE BEST JUST GOT BETTER

ASTERIA

BY COURTYARD

NARANG REALTY | The Wadhwa Group

WE CREATED POKHRAN ROAD 2's
FINEST RESIDENCES.

AND RAISED THE BAR AGAIN.



Actual Image of Courtyard Clubhouse.

Actual image of the Community Park.

Courtyard created a stir when it launched it's first phase in 2016, which quickly became the preferred residential development in Thane. With its sprawling 4 acre central green, 4 pools, exceptional clubhouse and open views of the Yeeor Hills, there was nothing else quite like it.

Naturally, the sequel had to be better than the original. With our uncompromising approach to building residences, Narang Realty and The Wadhwa Group are pleased to present the next phase, Asteria by Courtyard.

ASTERIA BY COURTYARD:

THE NEW HEIGHT OF
LUXURY LIVING IN THANE.



Artist's Impression.

Two new landmark towers will rise to overlook the Courtyard central green. The crowns at the very top of Asteria mark these towers out as the most premium in the development.
These twin towers are an extension of Thane's most sought-after residential development at Pokhran Road 2. The towers offer premium 2, 3 and 4 bed residences, along with an exclusive club level, spread over 30,000 sq. ft.

Exclusive car drop off leads to the grand entrance lobby.

Artist's Impression.

Actual view of
the Yeoor Hills
from Courtyard.

IF YOU'RE SEEKING
A SUPERLATIVE LIVING EXPERIENCE,
YOU JUST FOUND IT.



Image for representational purpose only.



A grand entrance lobby with a lofty 30 ft. floor to ceiling height.

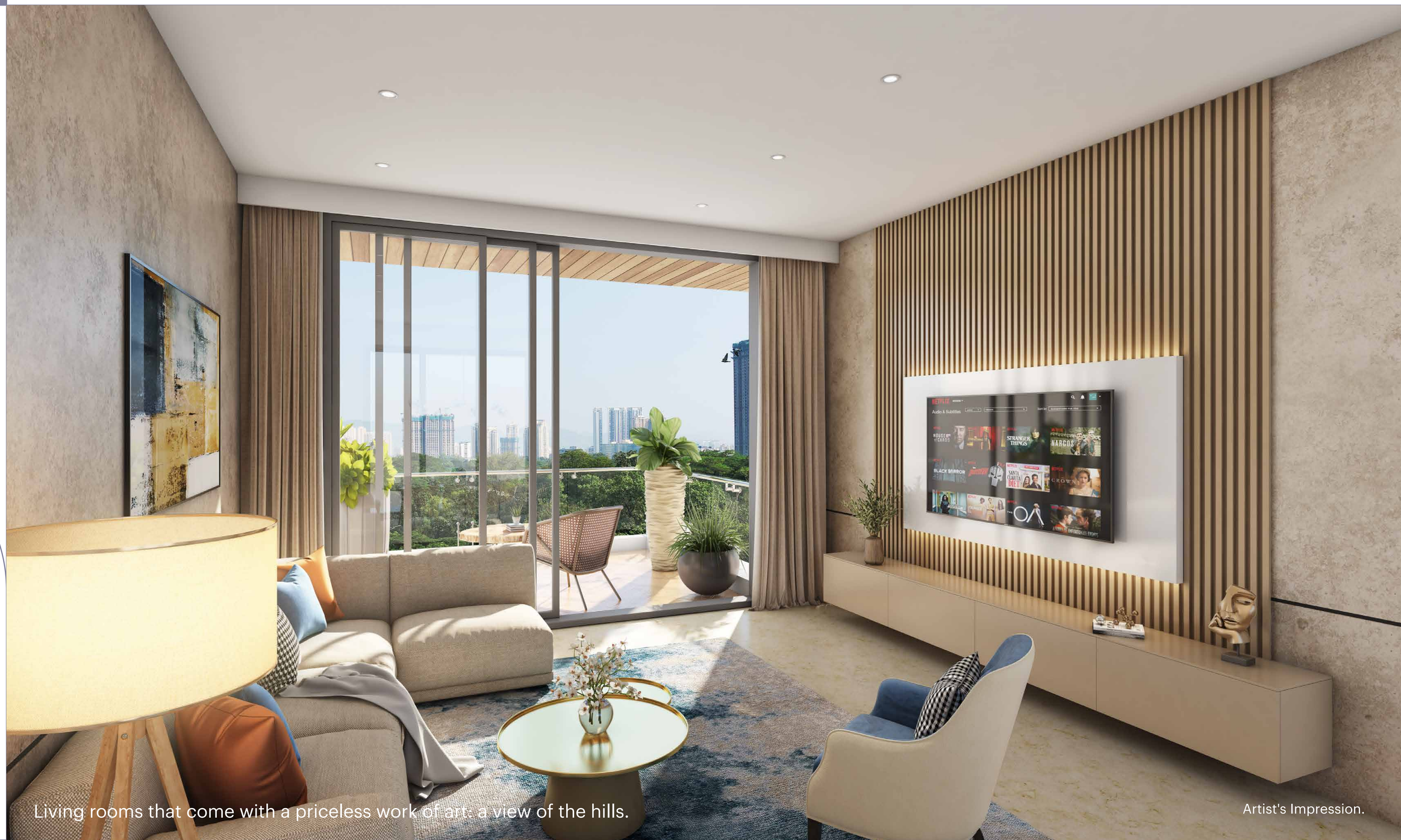
Artist's Impression

Asteria presents everything you need to live a lifestyle beyond compare: from the 30-foot-tall entrance lobby that greets you, to lavish amenities, to your gracious residence overlooking greenery.

A 30,000 sq. ft. club level, with an infinity swimming pool, games room, club lounge, hosting and dining areas, state-of-the-art gymnasium is exclusively for the use of Courtyard Asteria residents.

Generously sized 2, 3 and 4 bed residences with higher ceilings, larger balconies and full-height windows give you a sense of ample space, light and air. Luxurious finishes with marble floors and premium fittings grace every inch of these beautiful residences.

YOUR GRAND RESIDENCE: AIRY, SPACIOUS, AND IMMACULATELY FINISHED.



Living rooms that come with a priceless work of art: a view of the hills.

Artist's Impression.

Asteria by Courtyard offers substantially larger residences, with more generously-sized decks, superior finishes and higher floor-to-floor height than the rest of Courtyard.
The layouts have also been improved to increase the sense of space, privacy and ease of everyday living. Larger window area helps to maximise light and ventilation.

Airy bedrooms that manage to be both stylish and cosy.

Artist's Impression.

Courtyard is located at Pokhran Road 2, Thane's most premium residential locality. Just half a kilometre from the Yeoor Hills, this gated development puts you close to Mumbai's largest green zone, within easy reach of Thane's finest schools, hospitals, malls and restaurants, while offering seamless connectivity to Eastern Express Highway, Eastern Freeway and LBS and JVLR. Two new upcoming metro stations are located within 2 km of the project. It's no wonder the property prices keep appreciating here, year-on-year.



Image for representational purpose only.



COME HOME TO THANE'S MOST DESIRABLE NEIGHBOURHOOD.



Best social infrastructure

- Renowned schools
- Reputed hospitals
- Popular malls
- Restaurants

- Yeoor Hills
- Sanjay Gandhi National Park less than 500 m away

MALLS

- Viviana Mall (2.2km)
- Korum Mall (3.4km)
- R Mall 2 (1.8km)

EDUCATION

- Vasant Vihar School (800m)
- DAV Public School (1.9km)
- Sulochanadevi Singhania School (2.3km)
- Holy Cross High School (3.6km)
- Billabong High International School (5.2km)

SUPER MARKETS

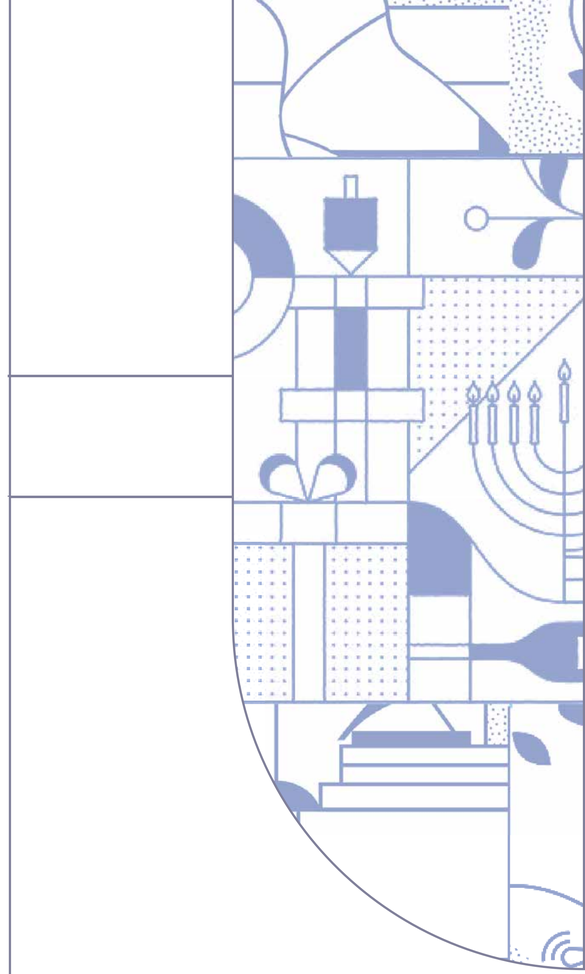
- Big Bazaar (2.7km)
- D-Mart (2.2km)
- STAR Bazaar (3.2km)
- HyperCity (3.2km)
- Novelty's Super Market (800m)

HOSPITALS

- Bethany Hospital (0.3km)
- Jupiter Hospital (2.4km)
- Hiranandani Hospital (5.1km)
- Life Care Hospital (2.1km)
- Horizon Hospital (6.1km)

UPCOMING METRO STATIONS

- Kapurbawdi (2.5 km)
- Majiwada (1.5 km)



A PRIVATE CLUB LEVEL, EXCLUSIVELY FOR ASTERIA RESIDENTS.

Asteria has its own club level spread across 30,000 sq. ft., only for the use of residents of these towers. They also get full access to Courtyard's common amenities that include the grand club and the 4-acre central green.



A pool that invites you to swim amidst trees.

Artist's Impression.

A banquet hall
with both indoor and
outdoor venues.



Artist's Impression.



Artist's Impression.

The library at Club Asteria, perfect for some quiet time in the company of books.

A gymnasium that makes it easier to lead an active life.



Artist's Impression.

Indoor game zone: stay entertained, rain or shine.		



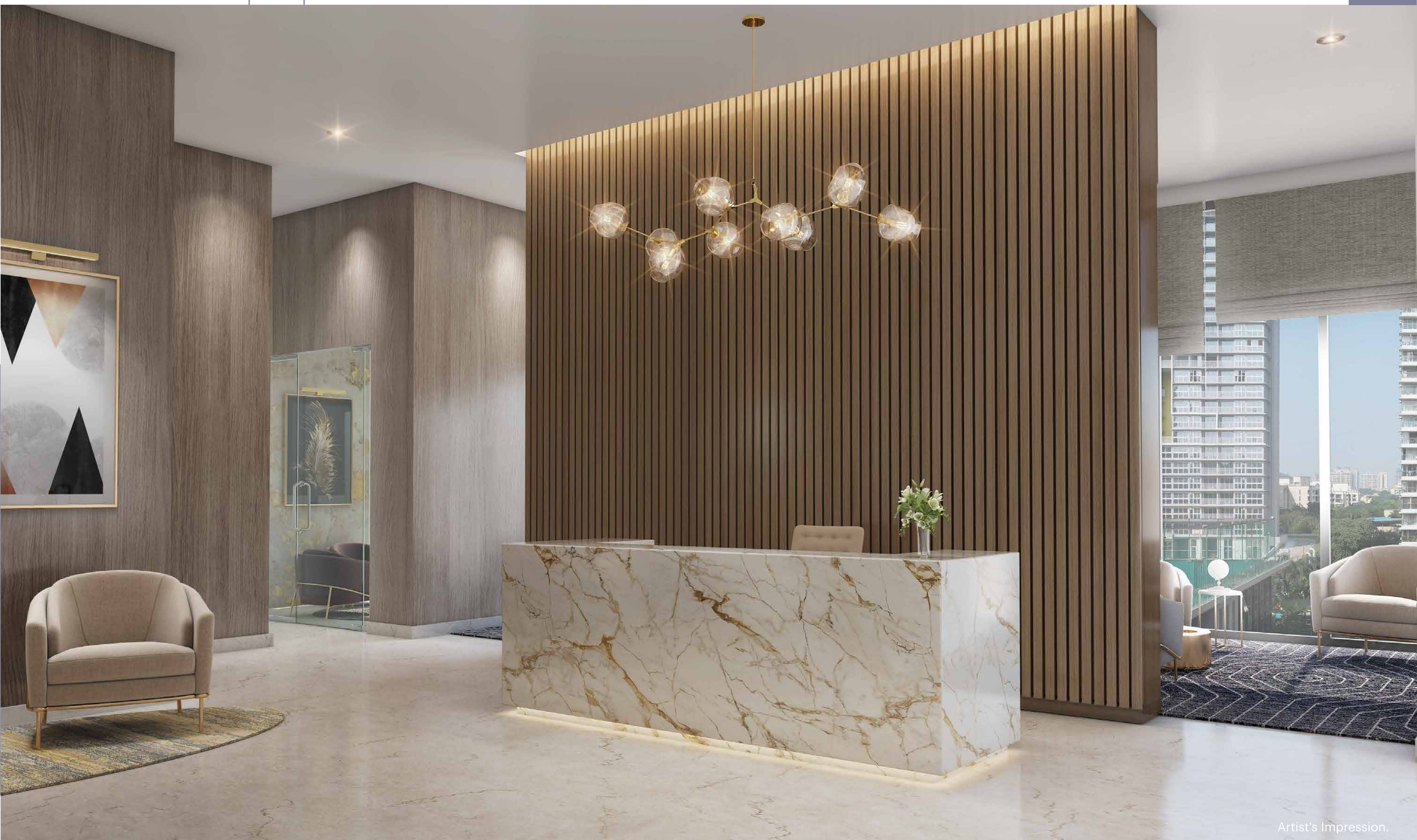
Artist's Impression.

Kids Play Area:
a delightful place to
learn and have fun.



Artist's Impression.

A business centre that adds a touch of refinement to work from home.



Artist's Impression.

CLUB ASTERIA FLOORPLAN



1 Library
2 Business Centre
3 Tower A Lobby
4 Indoor Games
5 Outdoor Dining Court
6 Banquet Hall
7 Seating Deck
8 Club Lobby & Bar Lounge
9 Amenity Deck
10 Kids Play Area
11 Massage Room
12 Swimming Pool Deck
13 Jacuzzi
14 Adult Lap Pool
15 Kid's Pool
16 Amenity Deck 2
17 Gymnasium
18 Tower B Lobby

COMMON AMENITIES AT COURTYARD: THANE'S FINEST CLUBHOUSE AND VEHICLE-FREE GREENS.



Actual image of the Clubhouse at Courtyard.

Courtyard was planned to provide over 75% open area and a 4-acre central green that children can play on without fear of vehicles in the area. The grand clubhouse and outdoor amenities are amongst Thane's finest, featuring 4 swimming pools and a 24,000 sq. ft. clubhouse with sports, recreation and entertainment spaces. Additionally, Courtyard has developed a 2-acre community park next door.



Actual Image of the Central Green and common amenities of Phase I.

Key amenities

Vehicle-free, 4-acre central green.

Grand 24,000 sq. ft. clubhouse with:

- Banquet hall
- 2 squash courts
- Well-equipped gymnasium
- 40-seater theatre
- Crèche
- Indoor games room
- Multipurpose court

Key outdoor amenities:

- 4 swimming pools which include a lap pool, kids pool, resistance pool and jacuzzi
- Children's play area
- Football turf
- Yoga zone
- Interactive water fountain
- Walking and jogging path

OUTDOOR AMENITIES AT COURTYARD



Towers Ivy, Onyx, Ornella, Florence and Rozanne have received their OC.

1 Lawn Area

2 Party Area

3 400m Jogging Track

4 Amphitheatre

5 Tree House

6 30m Adult Swimming Pool

7 Jacuzzi

8 Resistance Pool

9 Kid's Pool

10 Toddler's Play Zone

11 Kid's Play Zone

12 Ínteractive Fontain

13 Football Turf

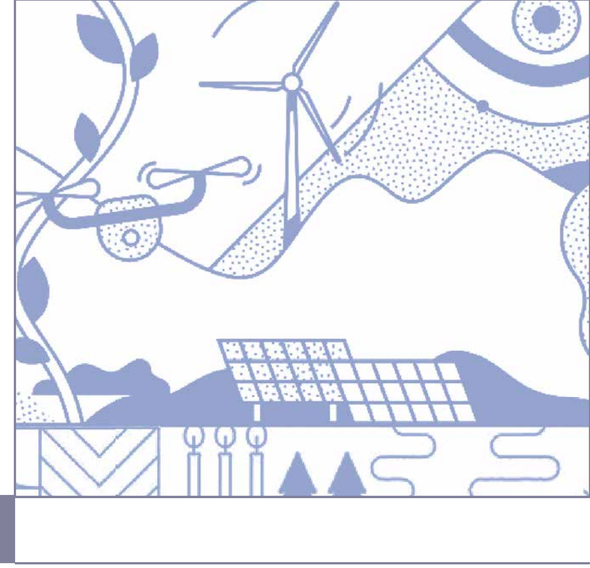
14 Herb Garden

15 Reflexology Park

16 Yoga Zone

17 Skating Ring

FEATURES AND FINISHES



Lobby Finishes

Italian marble flooring.

Concierge desk.

Air-conditioned waiting lounges.

Apartment Features

Imported marble flooring in living room, dining area, common spaces and bedrooms.

Spacious 6ft wide decks with tiled floors and glass railing.

Sliding windows with provision for mesh mosquito screen.

Video door phone with intercom facility at apartment entrance.

Gypsum-finished internal walls with low VOC paints.

Sturdy, modern doors and doorframes in every residence.

Kitchen Features

Designer tile flooring.

Stainless steel sink.

Granite counter tops with tiled dado.

Provision for gas connection, exhaust fan, and water purifier.

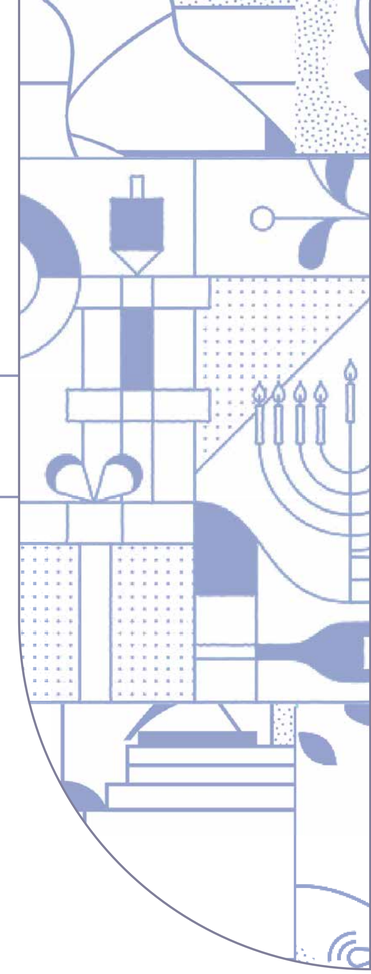
Bathroom Features

Designer flooring and dado (till false ceiling).

Premium sanitary and CP fittings.

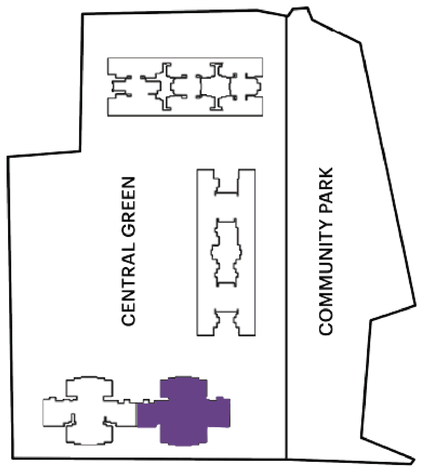
Water heater in each bathroom.

Provision for exhaust fan.



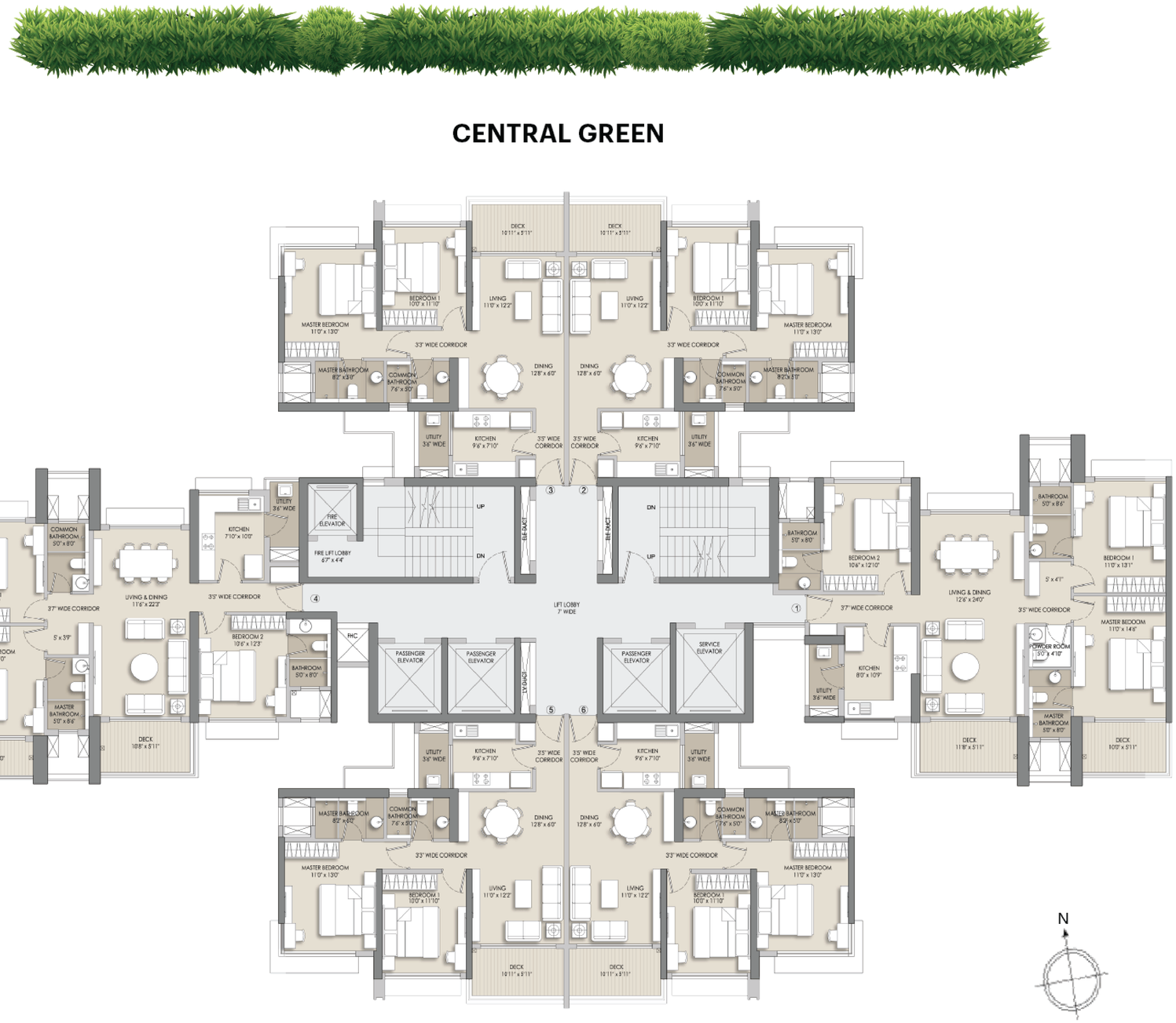
PLANS

TYPICAL FLOOR PLAN | TOWER B



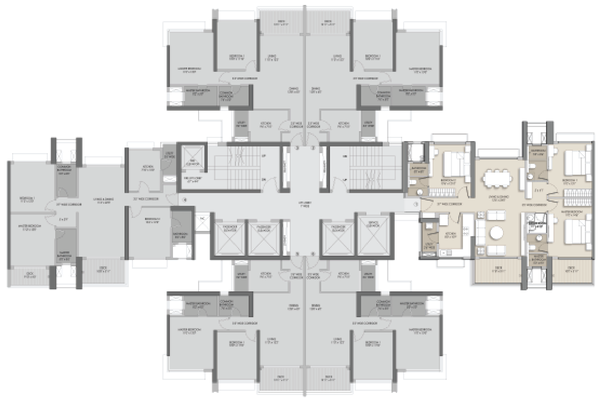
Unit No.	RERA Area	Deck Area	Total Area
1	1179 sq.ft.	128 sq.ft.	1307 sq.ft.
2	765 sq.ft.	65 sq.ft.	830 sq.ft.
3	765 sq.ft.	65 sq.ft.	830 sq.ft.
4	1057 sq.ft.	103 sq.ft.	1160 sq.ft.
5	765 sq.ft.	65 sq.ft.	830 sq.ft.
6	765 sq.ft.	65 sq.ft.	830 sq.ft.

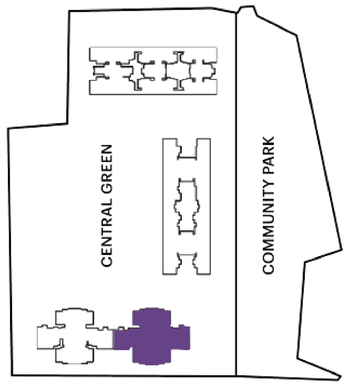
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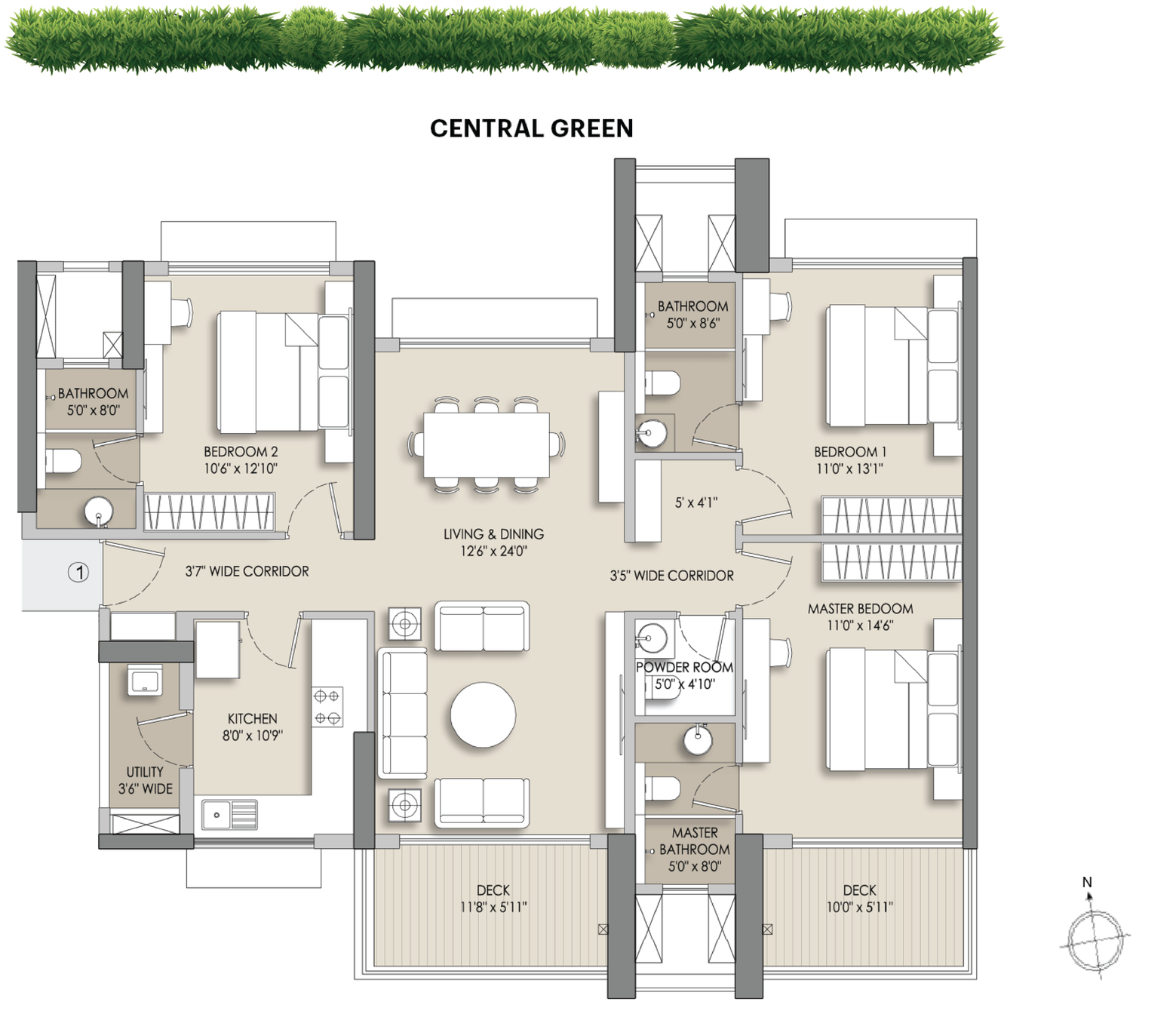


TYPICAL FLOOR PLAN | TOWER B

Unit No.	RERA Area	Deck Area	Total Area
1	1179 sq.ft.	128 sq.ft.	1307 sq.ft.





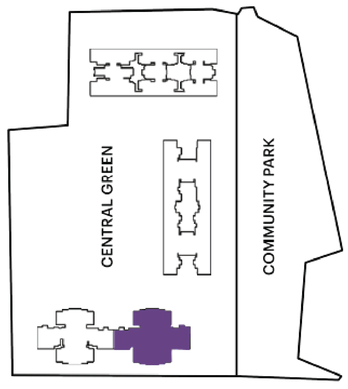


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TYPICAL FLOOR PLAN | TOWER B

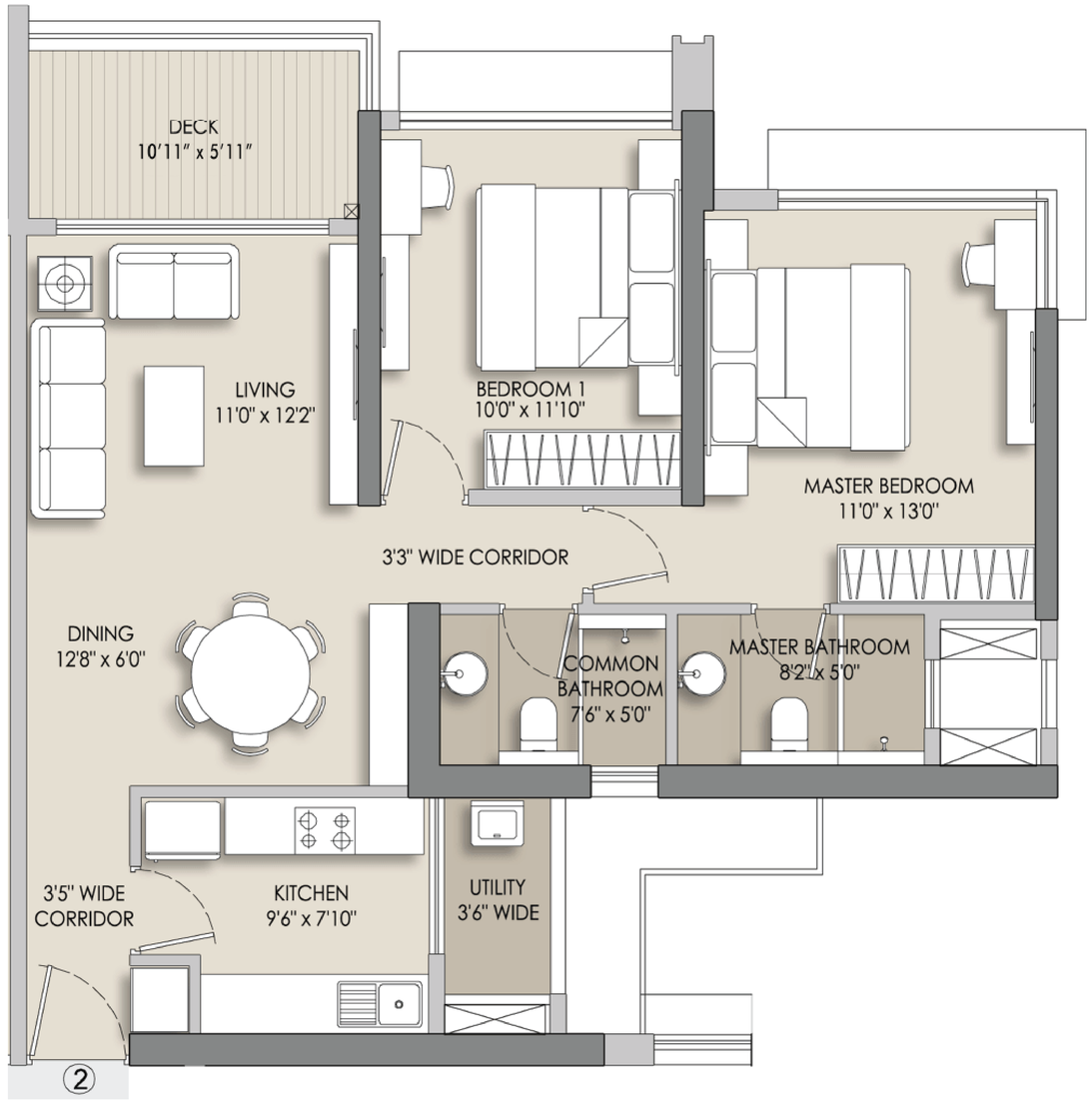
Unit No.	RERA Area	Deck Area	Total Area
2	765 sq.ft.	65 sq.ft.	830 sq.ft.







CENTRAL GREEN





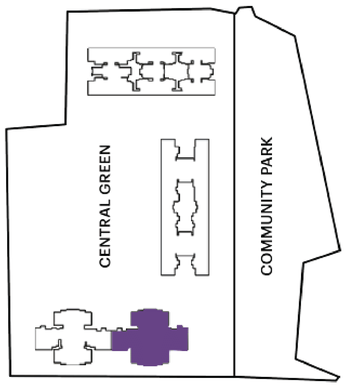
POKHRAN ROAD 2

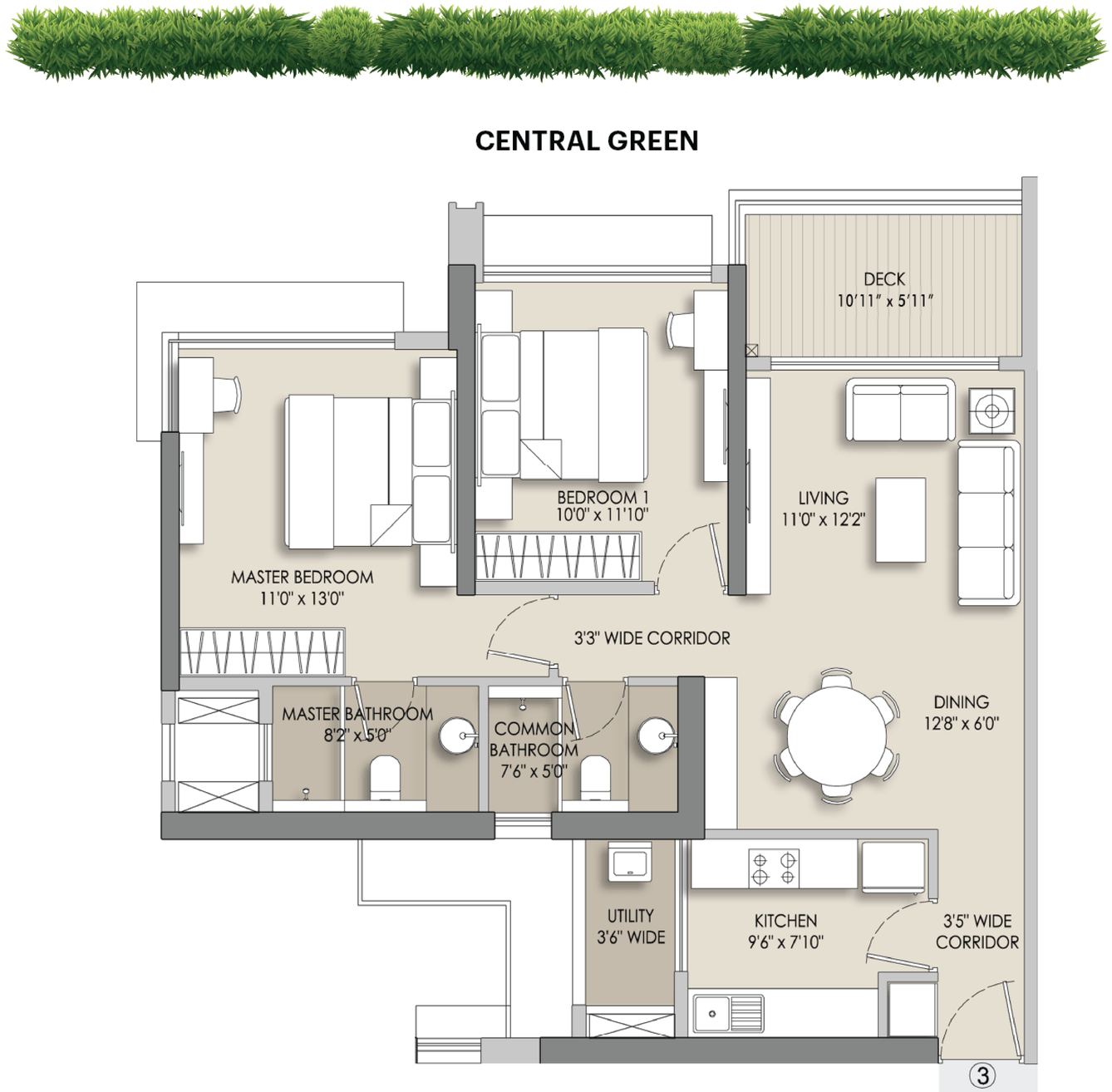
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TYPICAL FLOOR PLAN | TOWER B

Unit No.	RERA Area	Deck Area	Total Area
3	765 sq.ft.	65 sq.ft.	830 sq.ft.



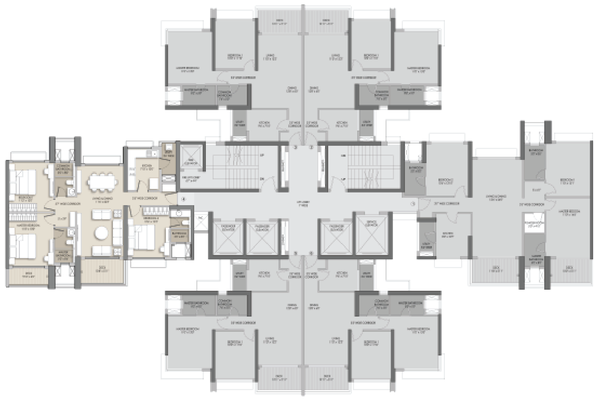


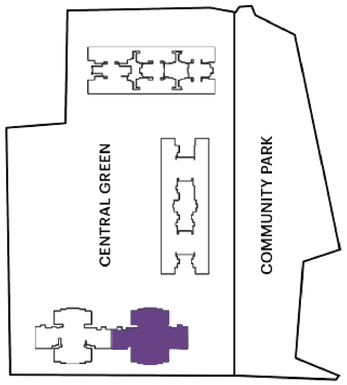


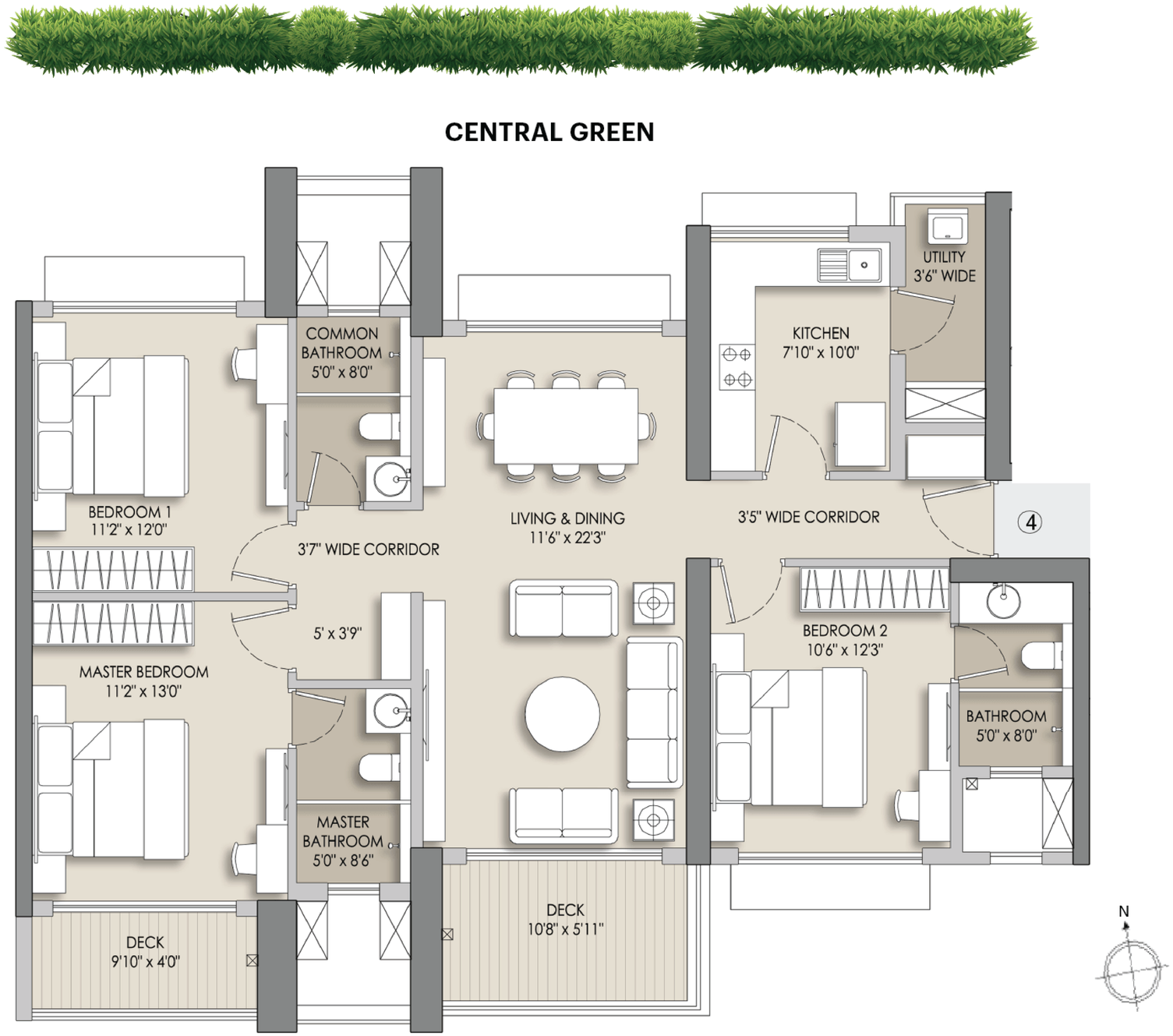
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TYPICAL FLOOR PLAN | TOWER B

Unit No.	RERA Area	Deck Area	Total Area
4	1057 sq.ft.	103 sq.ft.	1160 sq.ft.





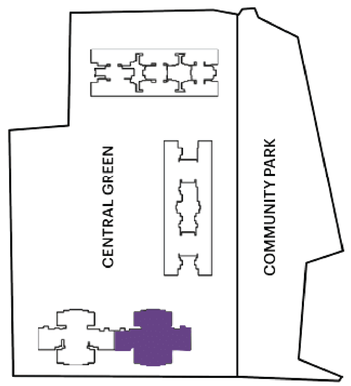


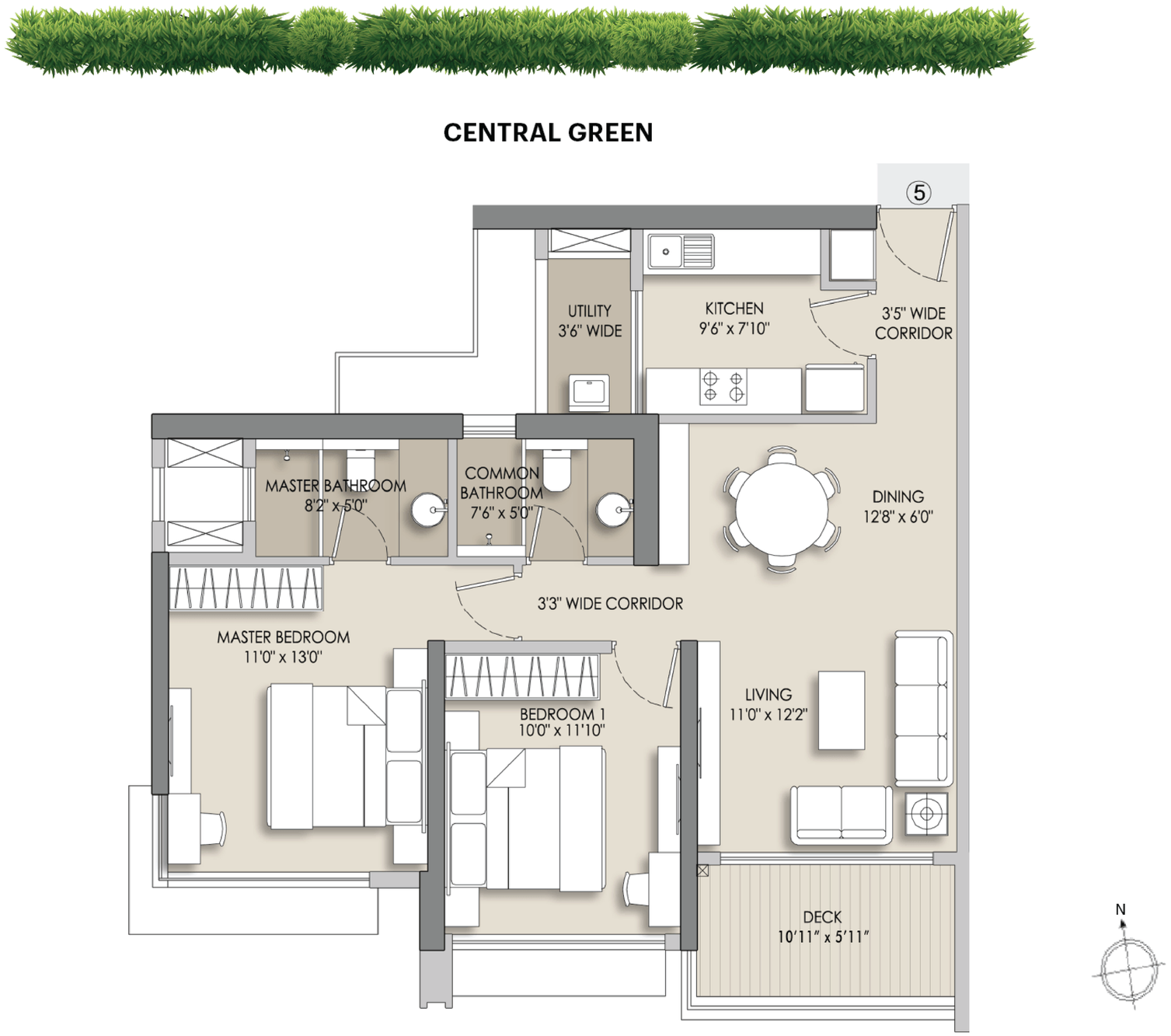
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TYPICAL FLOOR PLAN | TOWER B

Unit No.	RERA Area	Deck Area	Total Area
5	765 sq.ft.	65 sq.ft.	830 sq.ft.





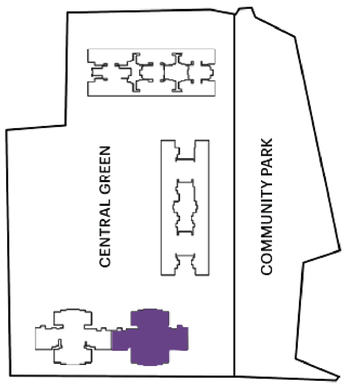


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TYPICAL FLOOR PLAN | TOWER B

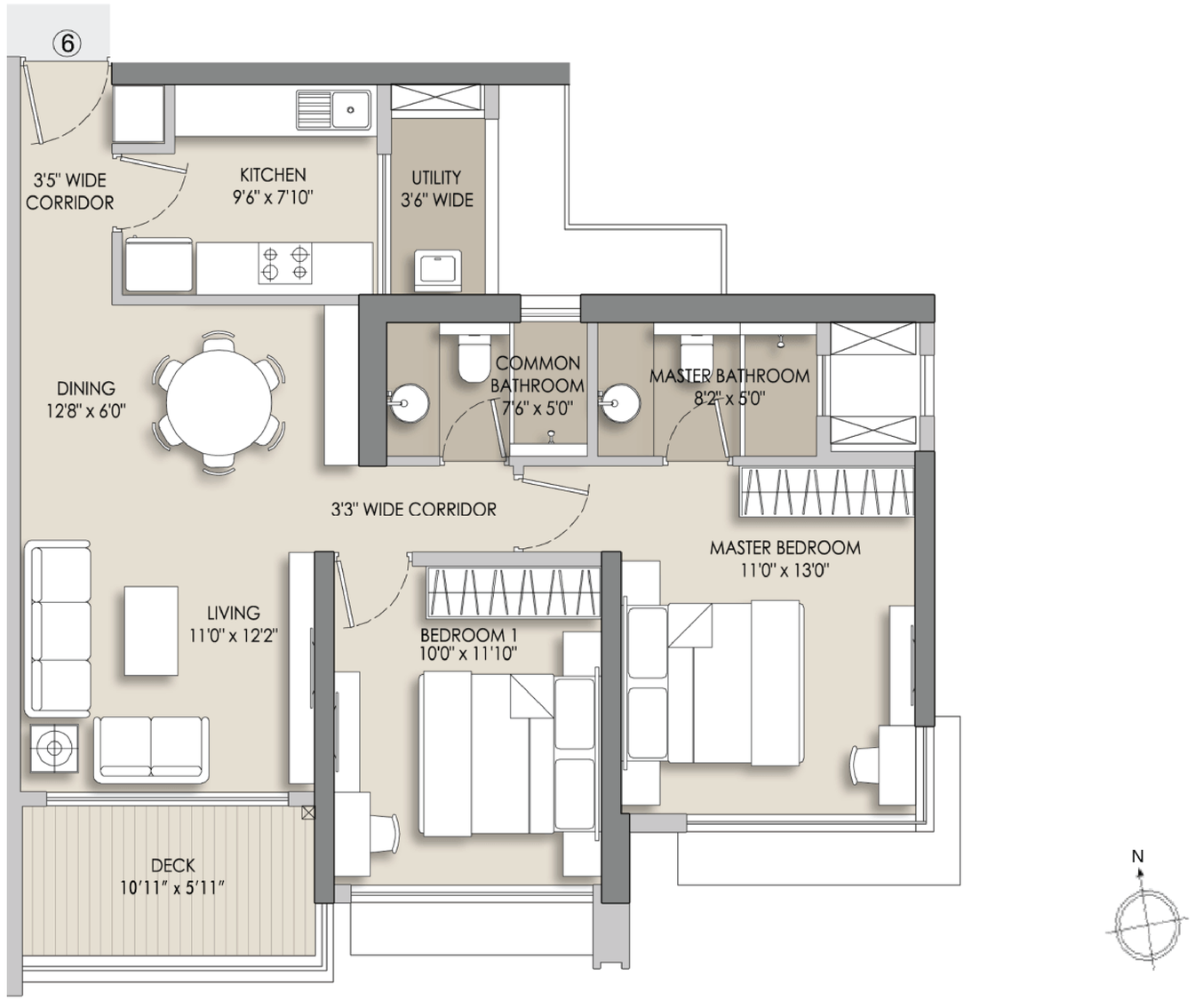
Unit No.	RERA Area	Deck Area	Total Area
6	765 sq.ft.	65 sq.ft.	830 sq.ft.







CENTRAL GREEN



POKHRAN ROAD 2

MahaRERA Registration Number: P51700047655

ARCHITECT'S SPEAK



Mr. Brendon Chamberlain
Ao Design Company
Landscape Design

The landscape of Courtyard is designed to create a sanctuary of green foliage that enhances the lifestyle of residents. It is a space that provides escape from the bustling would outside while also providing habitat for native flora and fauna. The unique amenities, from the multiple swimming pools, shade pavilions, kids play zones and sport facilities are all intended to give a holistic experience and healthy living environment. We believe the residents will want to spend as much time outside socialising or relaxing in a quiet moment as they do inside the bespoke apartments.



Mr. Kiran Kapadia
Kapadia Associates Design LLP
Project Design

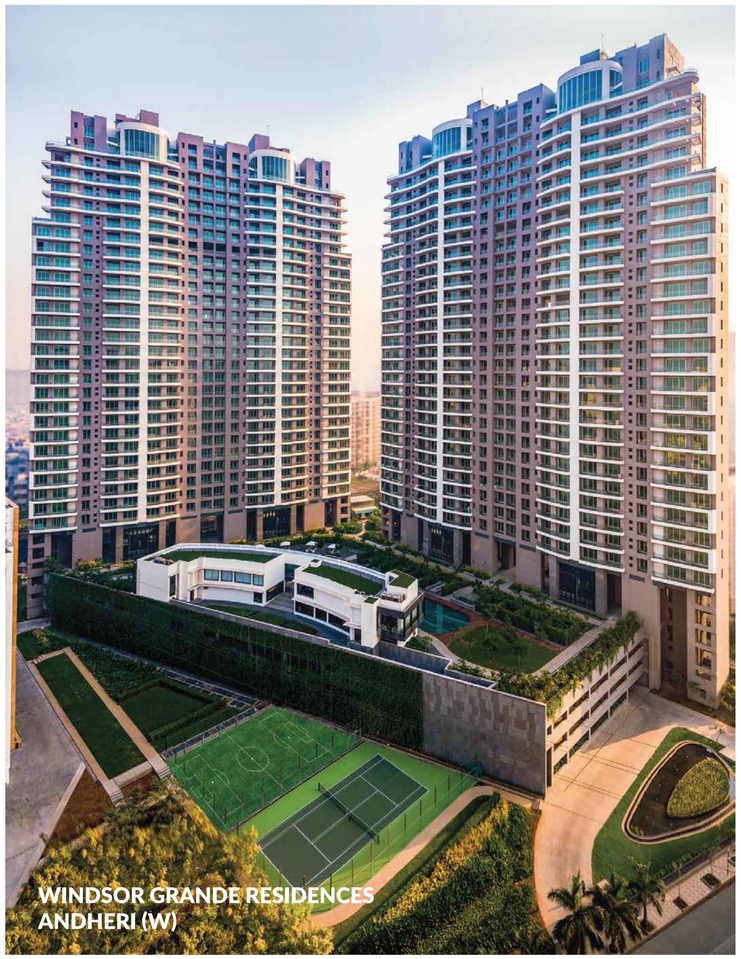
The two premium towers are designed to be truly aspirational. The passion and commitment of the developers is evident in the design and detail of every element to bring both joy and value to the residents.

The towers which face the verdant central green are lifted off the ground on a two level podium which creates an active retail frontage for the development. The podium top is a high quality amenity space with a host of exclusive indoor and outdoor recreational facilities. The residential units are sensitively designed to maximize light and ventilation for all habitable spaces, while minimising corridors & common areas.

About Narang Realty

Established in 1988, Narang Realty is a family owned business, focused on developing residential and commercial properties in the Mumbai Metropolitan Region. We have delivered over 10 projects totalling 5 million sq. ft., to over 2000 happy families. Our portfolio of commercial real estate assets total 0.5 million sq.ft. in key Commercial Business District locations in Mumbai.

At Narang Realty, we don't see land as a commodity, but a rare resource that must be developed with the utmost care to achieve perfection. That's why the standards we set for ourselves surpass those expected by the market. Excellence is our goal, and what keeps drivingus forward. We will stop at nothing to deliver it.



WINDSOR GRANDE RESIDENCES
ANDHERI (W)



WINDSOR
SANTACRUZ (E)



WINDSOR CORPORATE
PARK - ANDHERI (W)



GARDEN ENCLAVE
THANE (W)



WINDSOR HOUSE
SANTACRUZ (E)



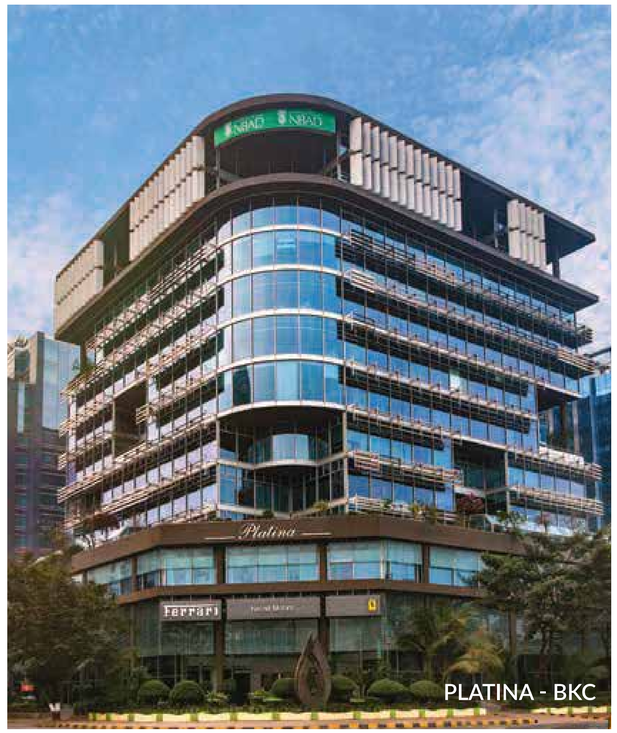
CLUB WINDSOR
SANTACRUZ (E)



GARDEN ESTATE
THANE (W)



THE CAPITAL - BKC



PLATINA - BKC



ANMOL FORTUNE
GOREGAON (W)



AQURIA GRANDE
BORIVALI (W)



ATMOSPHERE
MULUND (W)



PLATINA (ELITE)
THANE (W)



THE ADDRESS 2
GHATKOPAR (W)



25 SOUTH
PRABHADEVI

About The Wadhwa Group

The Wadhwa Group carries a rich heritage of over half a century, built on the trust and belief of its customers and stakeholders. The group is one of Mumbai's leading real estate players and is currently developing residential, commercial and township projects spread across approximately 1.4 million sq.m. Timely completion of projects, coupled with strong planning and design innovation, gives the group an edge over its competitors. Every space is thoughtfully designed to connect with nature, laying a strong emphasis on the elements of light, height and air. Today, the group's clientele comprises of over 20,000 satisfied customers and over 100+ MNC corporate entities. Over the years, The Wadhwa Group has received many awards, and recognition of their contribution to the real estate sector, as well as the commercial sector.



ASTERIA

BY COURTYARD

Site Address: Courtyard, Pokhran Road 2, Thane West – 400 610.
www.narangrealty.com/courtyard-asteria

MahaRERA Registration Number: P51700047655

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