



A PROJECT BY
HUB REALTY
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STRATEGIC PARTNER
HORIZON
REAL ESTATE

ARCHITECT: **AN. ARCH** | RCC CONSULTANT: **ADHARSHILA CONSULTANT**

Site Address: Survey No. 116/2B, Near Taloja Phase 2, At Ghot Road, Taloje-Majkur, Panvel, Raigarh, Navi Mumbai-410208.

Corporate Address: Shop No 4, Neev Plaza Building, Plot No 150, Sector 10, Phase I, Panchanand, Taloja , Navi Mumbai 410 208.

|| NANDANVAN ||

☎ 9619756333, 9987970432

 MahaRERA REGISTRATION No.: P52000045672, <https://maharera.mahaonline.gov.in>

Note: While every care has been taken in the preparation of this brochure the developers/promoters reserve their rights to make alterations, amendments including additional construction of the building/property as may be necessitated/permitted from time to time. The developers/promoters reserve their right to add / delete / modify any facility / amenities it the building / flat at the time of execution of the agreement to the sale of the flats. Images used in the advertisement are for representation proposes only. The elevation, color, number of floors of the proposed building is an artist's impression of the same and the final product may differ on eventual execution. Moreover, the background and other elements used in the image are imaginary and



HUB REALTY



THE GATEWAY TO YOUR HAPPINESS



A PLETHORA OF ADVANTAGES



PENDHAR
METRO STATION - 2 MIN



CENTRAL PARK, ISKCON TEMPLE
& GOLF COURSES - 10 MIN



MUMBAI PUNE EXPRESSWAY &
KALYAN-SHILPHATA ROAD



WELL-CONNECTED
NHAVA-SHEVASEA-LINK AND JNPT

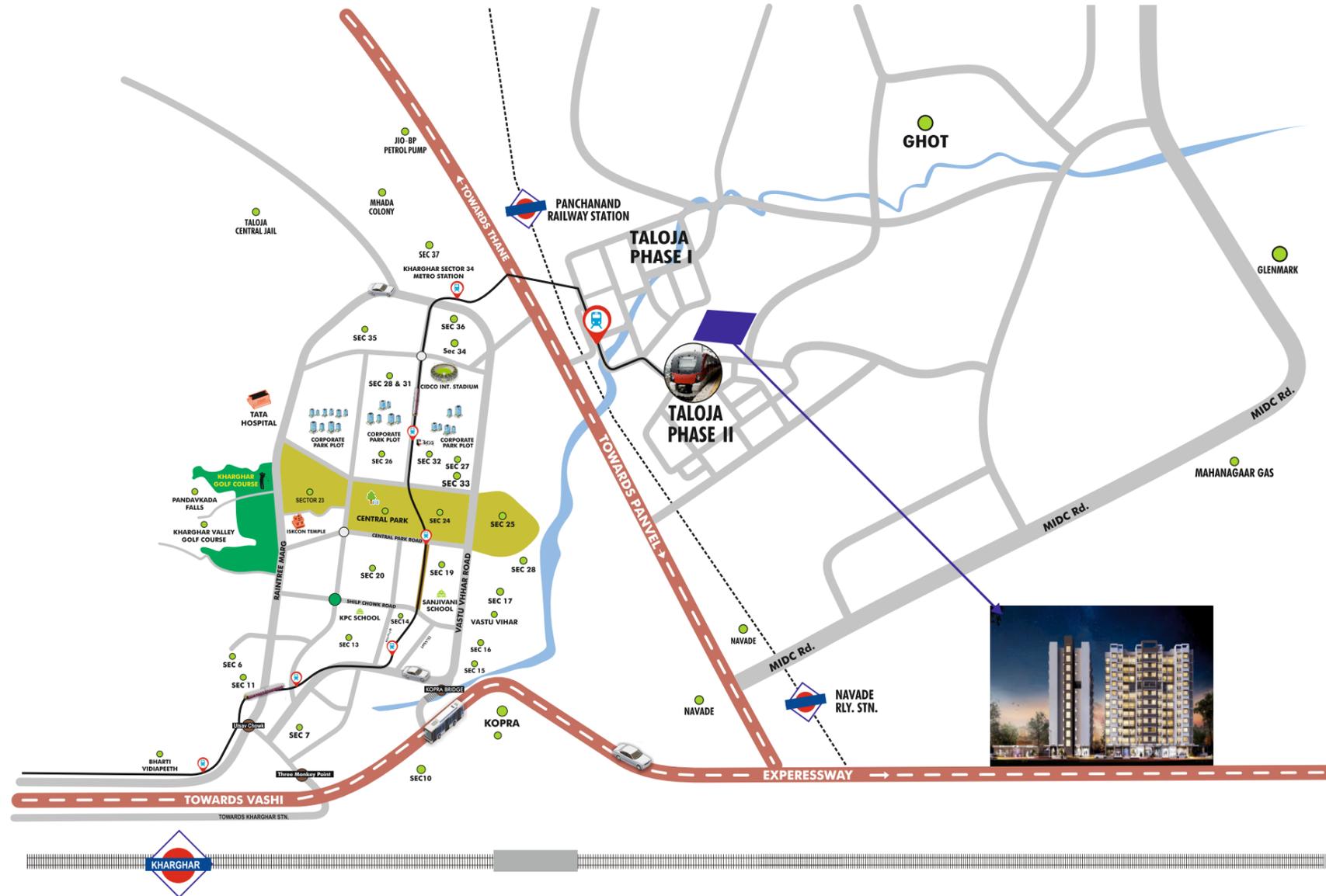


NAVI MUMBAI CORPORATE PARK
NMCP (NEXT BKC) - 10 MIN



NAVI MUMBAI
INTERNATIONAL AIRPORT - 30 MIN

CODENAME
THE GATEWAY



Artistic Impression



SPECIFICATIONS



FLOORING

- 24" X 24" Vitrified flooring in all Rooms.
- Designer Flooring in all Toilets.



KITCHEN

- Granite Kitchen platform with Service Platform.
- Designer glazed tiles upto beam height.
- Space ear-marked for Washing Machine.
- Provision for Water Purifier, Mixer, Exhaust. Fan, Refrigerator & Microwave Point.



DOORS & WINDOWS

- Decorative Laminated Doors with Wooden Frame.
- Hardner Doors in Toilets.
- Heavy section Coated Aluminum Sliding Windows with Glass.



ELECTRIFICATION

- Heavy Concealed copper Gauge Wiring with circuit Breaker.
- Adequate Electrical Points in all Rooms.
- ISI modular switches of Premium Make.



WALLS & PAINTS

- Quality finish Paints for Internal Walls.
- All Weather Proof Acrylic Paints for External Walls.
- POP / Gypsum Finished Internal Walls.



TOILETS

- Designer Glazed Tiles upto Beam level.
- Premium quality Sanitary Wares.
- Premium Quality C.P. Fittings.
- Provision for Exhaust & Geyser Point.



SECURITY

- 24x7 round the clock
- CCTV surveillance system.



GENERAL

- Special Water Proofing Treatment with China Chips flooring on Terrace Floor.
- Chequer Tiles Finish for stilt Area.
- Water Tank with adequate Storage Capacity.



THE GATEWAY

TALOJA PHASE - II, NAVI MUMBAI

- Panvel Municipal Corporation Approved.
- G+ 10 Storeyed Residential cum Commercial Building No. 1 & 2.
- G+ 11 Storeyed Residential Building No. 3.
- Earthquake resistant RCC Structure. • Available 1BHK & 2BHK Flats.
- Decorative Entrance Lobby. • High Speed Automatic Lifts.
- CCTV Surveillance Inside Project. • Car Parking space on Ground Floor.
- Society Office on Ground Floor. • Electric Vehicle charging Point at Parking Spaces.
- Solar Power for common Amenities.

ARRIVE AT A NEW
GATEWAY
OF SUPERIOR LIVING

COMMUNITY CENTER

FITNESS CENTER

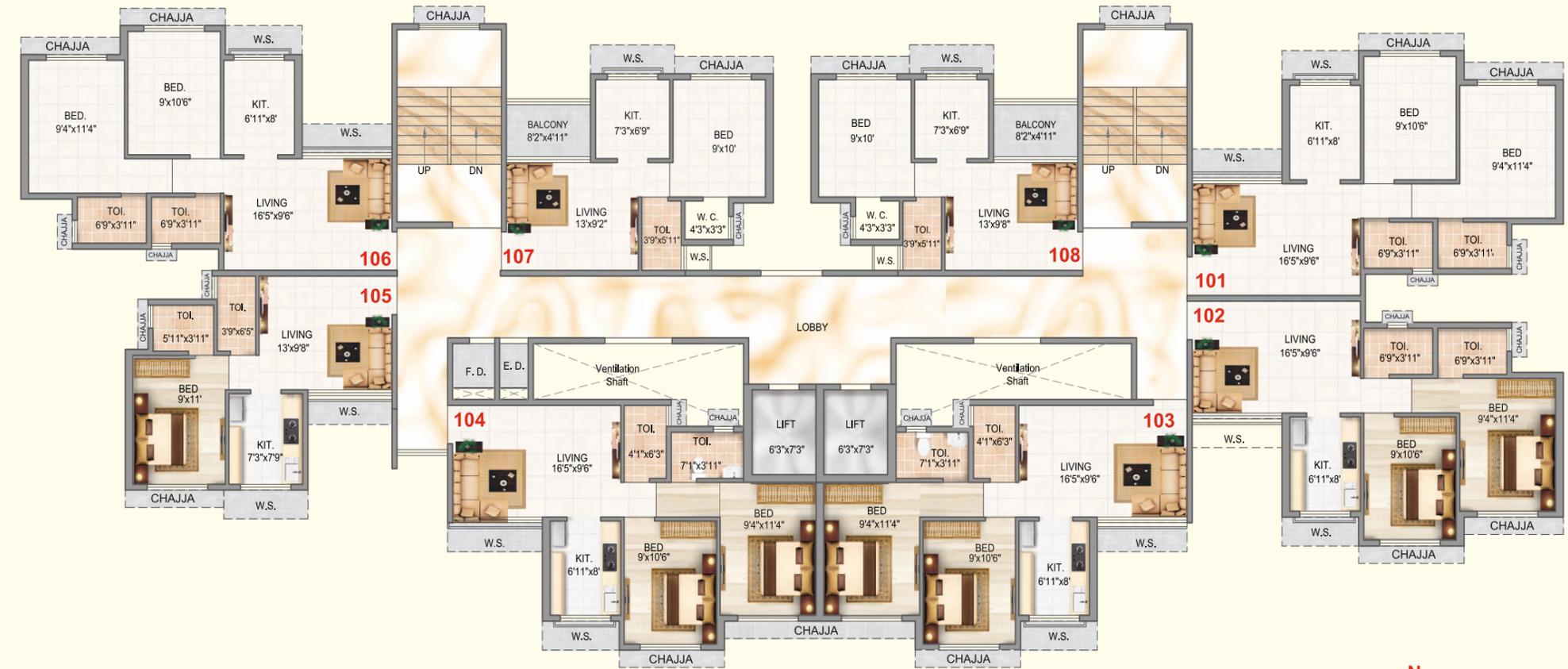
WORK STATION FOR WFH

INDOOR GAMES

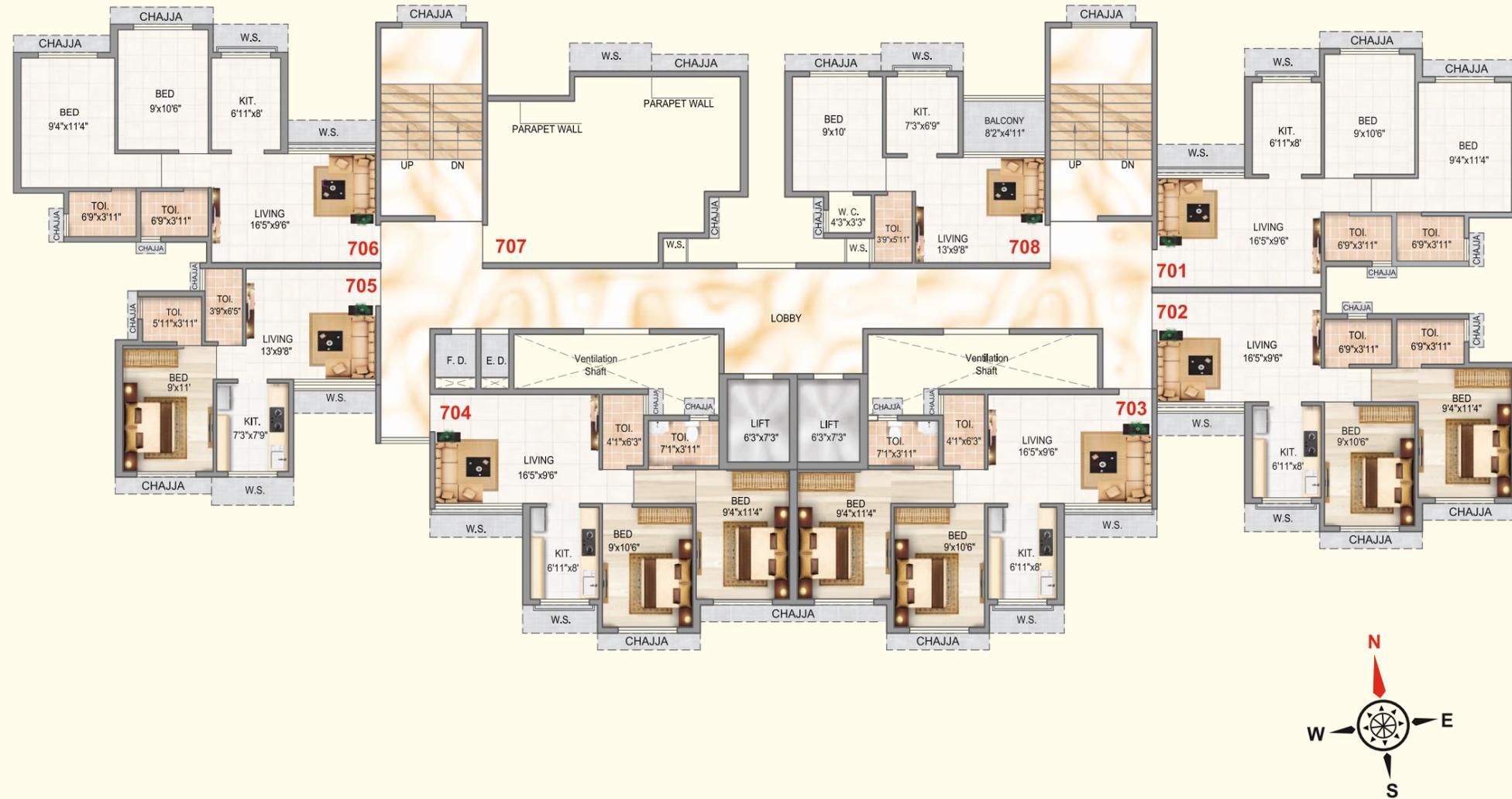




TOWER 3 TYPICAL FLOOR PLAN 1ST TO 6TH & 8TH TO 11TH



TOWER 3
7TH FLOOR PLAN




THE GATEWAY CLUBHOUSE



FITNESS CENTER



COMMUNITY CENTER



INDOORS GAMES



SENIOR CITIZEN SIT OUT



MULTI-PURPOSE COURT



YOGA & MEDITATION



TEMPLE



JOGGING TRACK



LANDSCAPED GARDEN



CHILDREN'S PLAY AREA



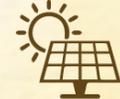
WORK STATION FOR WFH



SOCIETY OFFICE



CHARGING POINTS FOR EVS AT PARKING



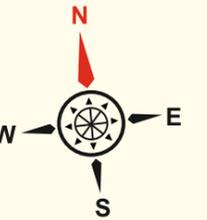
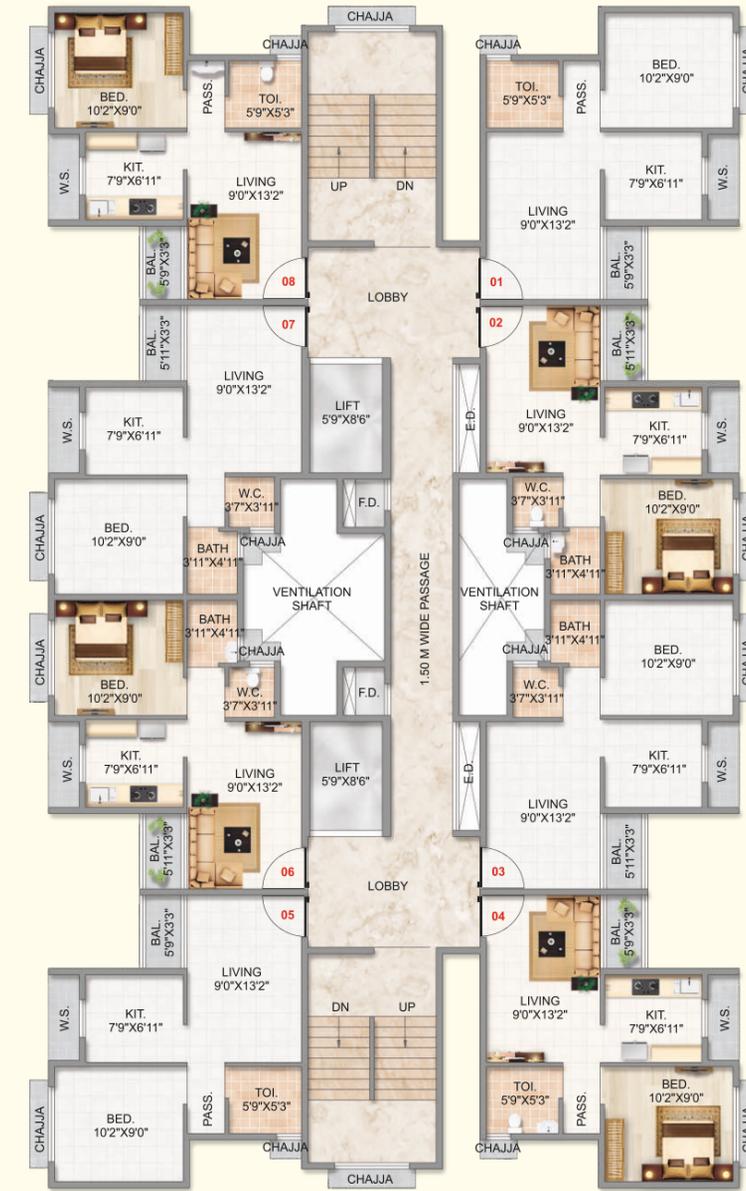
SOLAR PANELS



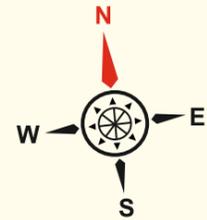
CLUB HOUSE



TOWER 2
2ND TO 10TH FLOOR PLAN
Refuge Area - 704



TOWER 2
1ST FLOOR PLAN



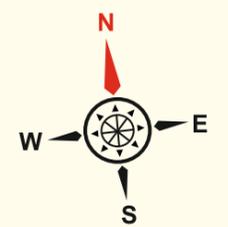
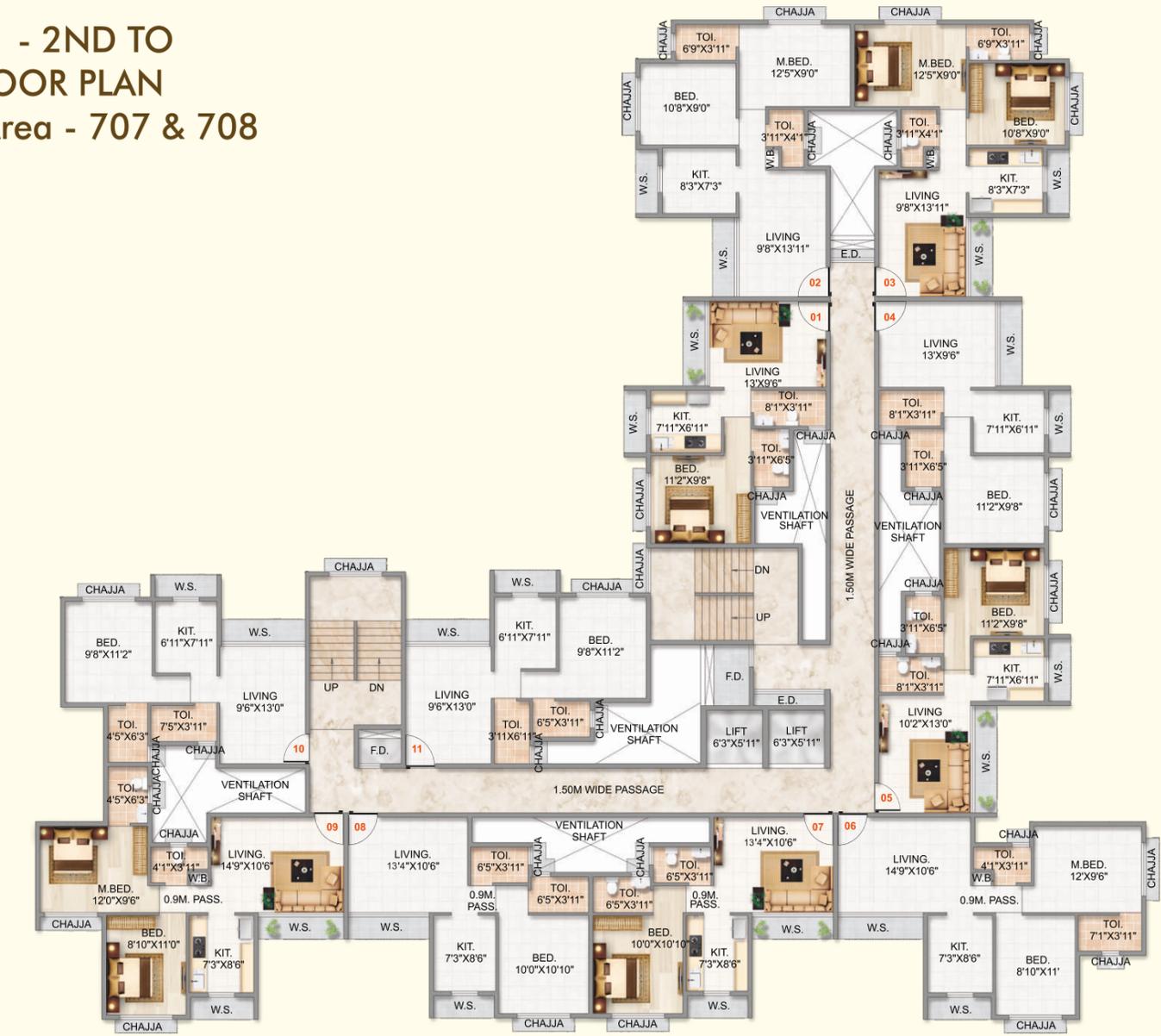
CHILDREN'S PLAY AREA



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TOWER 1 - 2ND TO
10TH FLOOR PLAN
Refuge Area - 707 & 708



TOWER 1 - 1ST FLOOR PLAN



**EV
Charging Points
AT Your Car Parking**

**Feel More
Energised
Every Day**



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Create Countless
Memories
with *Young Ones*



Stay Productive
Enjoy your
Work From Home



SITE LAYOUT PLAN

