

Get Ready to Dazzle
**WITH THE NEW JEWEL
OF THE CITY
AT UPPER KHARGHAR**


**QUEEN'S
NECKLACE**

1 & 2 BHK LAVISH RESIDENCES

Imagine a life that elevates your lifestyle a few notches above.
Imagine joyful commutes to schools, offices, malls and entertainment hubs.
Imagine expansive living spaces that bind you in an opulent vibe.
Imagine daily experiences that are nothing short of spectacular.
Imagine the feeling of buying a home with the pride of owning an empire.
It's time you owned this feeling every day.

YOLO

YOU ONLY LIVE ONCE

Make it Majestic





ARTIST'S IMPRESSION

The charm of SoBo,
**REIMAGINED
IN NAVI MUMBAI**

PRESENTING


**QUEEN'S
NECKLACE**
UPPER KHARGHAR

Project Hallmarks



Sprawling 4-Acre
Gated Community



1 & 2 BHK Lavish Residences
and Jodi Apartments



4 Magnificent
Towers



Large Floor to Ceiling
Height



40+ Curated Amenities at Podium Level
and Astronomia - The Sky Lounge



Double-Height 5-Star
Themed Entrance Lobby

YOLO

YOU ONLY LIVE ONCE

BASK IN THE SPOTLIGHT
AT A CENTRAL LOCATION



UPPER KHARGHAR

*The destination
of the future*

Upper Kharghar is Navi Mumbai's rapidly developing neighbourhood, primed as the future destination. With a mix of planned infrastructure, scenic views, supreme connectivity, top-notch civic facilities and proximity to A-grade social infrastructure, Upper Kharghar is the new centre of buzz.

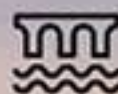
CONNECTIVITY HIGHLIGHTS



Proposed new road -
Connects to Central
Kharghar in 5 mins



Proximity to planned
Virar - Alibag Multimodal
corridor



Proximity to Mumbai
Trans Harbour Link (MTHL)



Near proposed Kharghar's
Corporate Park (BKC 2) -
CIDCO's Business Project



5 mins from Central Kharghar
and Kharghar Metro Station



Fast access to upcoming
Airoli-Katai Freeway



Close to proposed
Kharghar-Turbhe Link Road (KTLR)



Minutes away from Navi Mumbai
International Airport



LIVE ON THE GRAND CORRIDOR OF GROWTH

A LANDMARK AT THE CENTRE OF UPPER KHARGHAR'S FUTURISTIC LIFESTYLE OFFERINGS

STOCK IMAGES



STAY CONNECTED

to the finest social infrastructure

BEST-IN-CLASS SOCIAL INFRASTRUCTURE

EDUCATION

- NMIMS - 10 mins
- B.D. Somani International School - 12 mins
- Vibgyor High School - 15 mins
- DAV International School - 15 mins
- Vishwajyot International School - 15 mins
- Apeejay School - 16 mins

MALLS & ENTERTAINMENT

- DMart - 16 mins
- Little World Mall - 20 mins
- Seawoods Grand Central Mall - 20 mins
- Orion Mall Panvel - 25 mins
- Inorbit Mall - 30 mins

HEALTHCARE

- Sri Sathya Sai Hospital - 8 mins
- TATA Hospital - 15 mins
- Navjeevan Hospital - 16 mins
- Motherhood Hospital - 20 mins

SPORTS AND LEISURE

- Kharghar Cricket Ground - 10 mins
- Kharghar Valley Golf Course - 15 mins
- Pandavkada Waterfalls - 14 mins
- Central Park - 14 mins
- ISKCON Temple - 16 mins
- International Football Stadium & Academy - 19 mins



* Minutes mentioned are subject to Traffic condition

YOLO

YOU ONLY LIVE ONCE

LIVE IT UP AT



**CLUB
ALCAZAR**



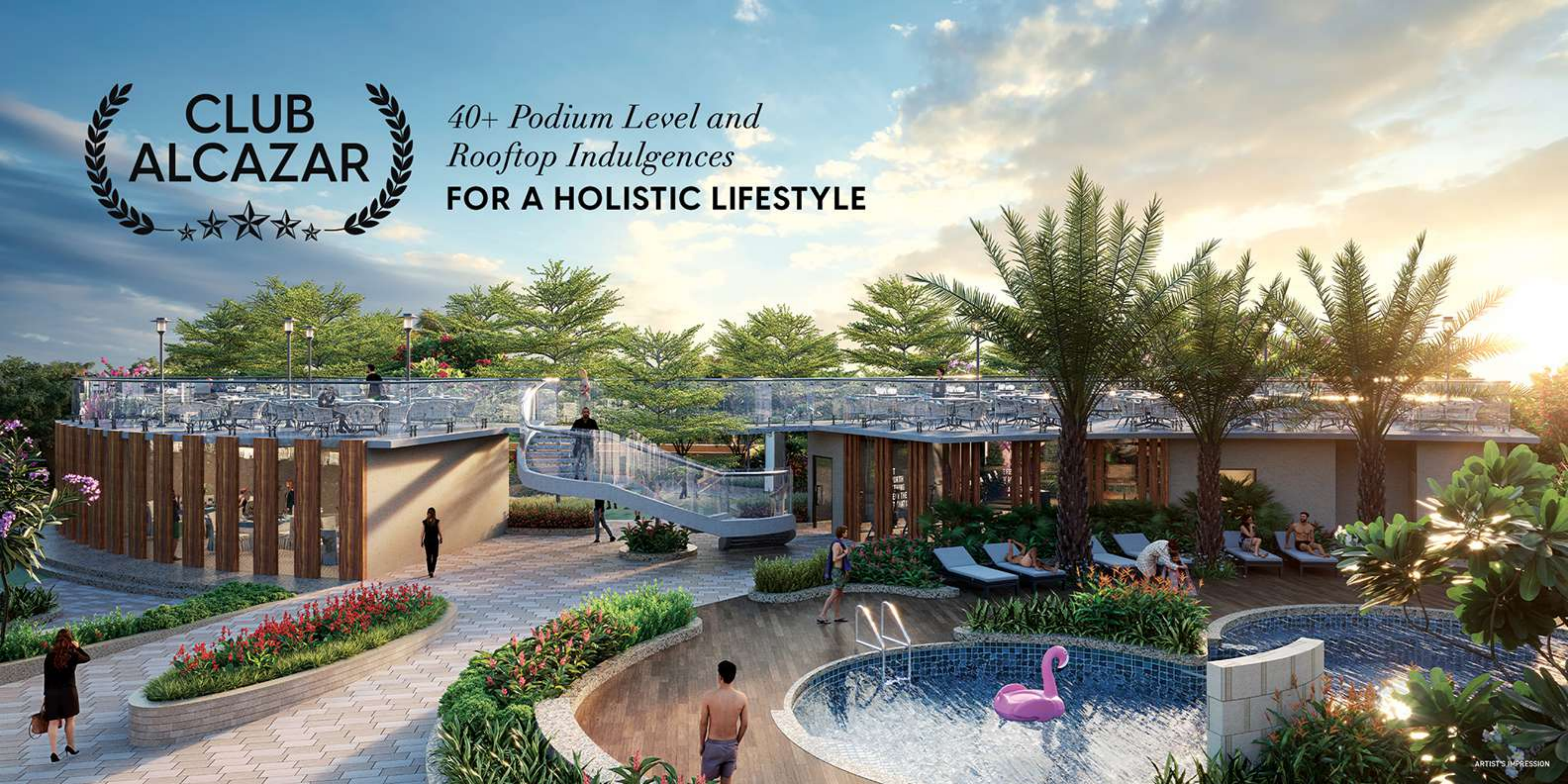


A lifestyle of dazzle

**With 40+ Podium Level &
Rooftop Indulgences**

CLUB ALCAZAR

*40+ Podium Level and
Rooftop Indulgences*
FOR A HOLISTIC LIFESTYLE





*Pristine blues to refresh
and rejuvenate you*

BALINEUM - THE POOL



*The perfect stage for
talent to blossom*

ARENA - THE AMPHITHEATRE



*Revitalise your everyday
running routine*

SPRINT+ - THE JOGGING TRACK



*De-stress and relax,
one step at a time*

ENERGIZE - REFLEXOLOGY PATH



*The playful zone for
memorable childhoods*

TERRENO - THE KIDS PLAY AREA



*Have the perfect venue
for celebrations*

SPOTLIGHT - THE BALLROOM





NO PAIN
NO GAIN

*Stay on top of
your fitness goals*

ADONIS - THE GYM

DISCOVER MYRIAD WAYS TO STAY ENGAGED

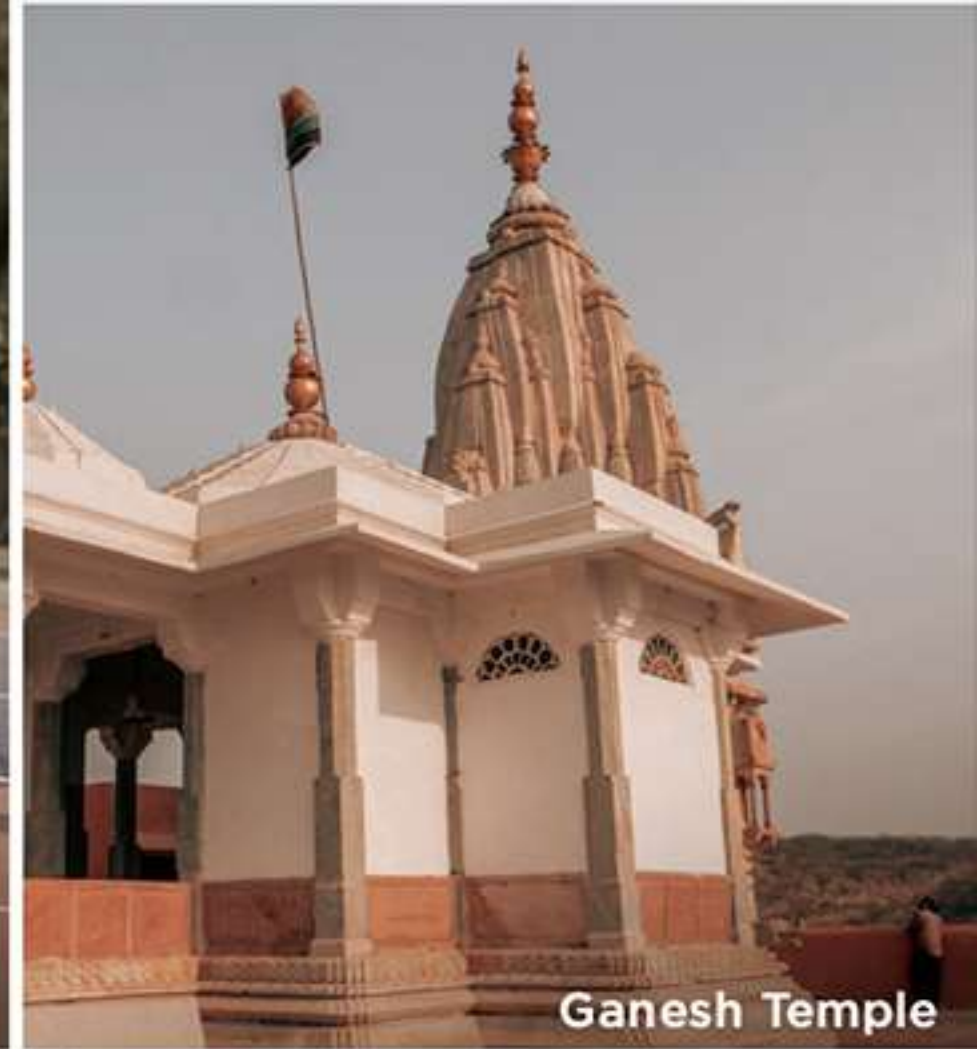
THOUGHTFUL AMENITIES FOR
EVERYDAY COMFORTS



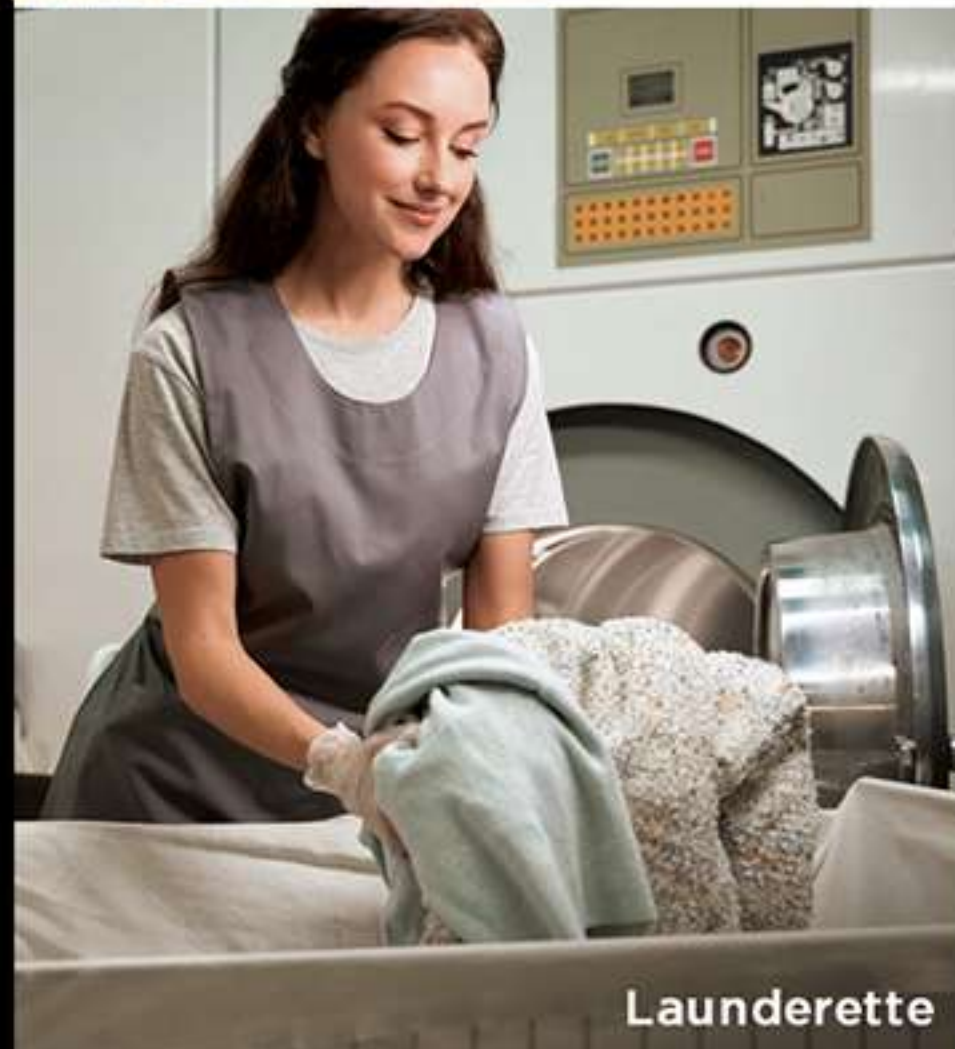
Multipurpose Lawn



Multipurpose Court



Ganesh Temple



Lauderette



Senior Citizen Area



Library

YOLO

YOU ONLY LIVE ONCE

RAISE THE BAR OF
LUXURY AT

THE SKY LOUNGE
ASTRONOMIA





*Your gateway to
rooftop indulgences*



THE SKY LOUNGE
ASTRONOMIA

*Socialise with friends
over signature cocktails*

BRYTOS – THE BAR

REVEL IN THE JOYS OF ELEVATED EXPERIENCES

EXCLUSIVE ROOFTOP PLEASURES



Pergola Seating



Observatory Deck



Sky Park



Terrace Jacuzzi



Open Barbeque

MODERN CONVENIENCES FOR HASSLE-FREE LIVING

THOUGHTFUL AND UNIQUE AMENITIES



Creche



Three Tier Security



High Speed Elevators



Pet Park



EV Charging Station



My Gate Security App



Driver's room



Business Centre

YOLO

YOU ONLY LIVE ONCE

WRAP YOURSELF IN THE
GRANDEUR OF OPULENCE

Experience unparalleled comfort and luxury in the sprawling space of your home. Host gatherings, create memories and unwind in your abode of lavishness. Step in and let the spotlight stay on you.



OPULENT LOBBY TO ANNOUNCE YOUR ARRIVALS

A DOUBLE-HEIGHT ENTRANCE LOBBY



Entrance Lobby

EACH RESIDENCE, A MASTERPIECE CREATION

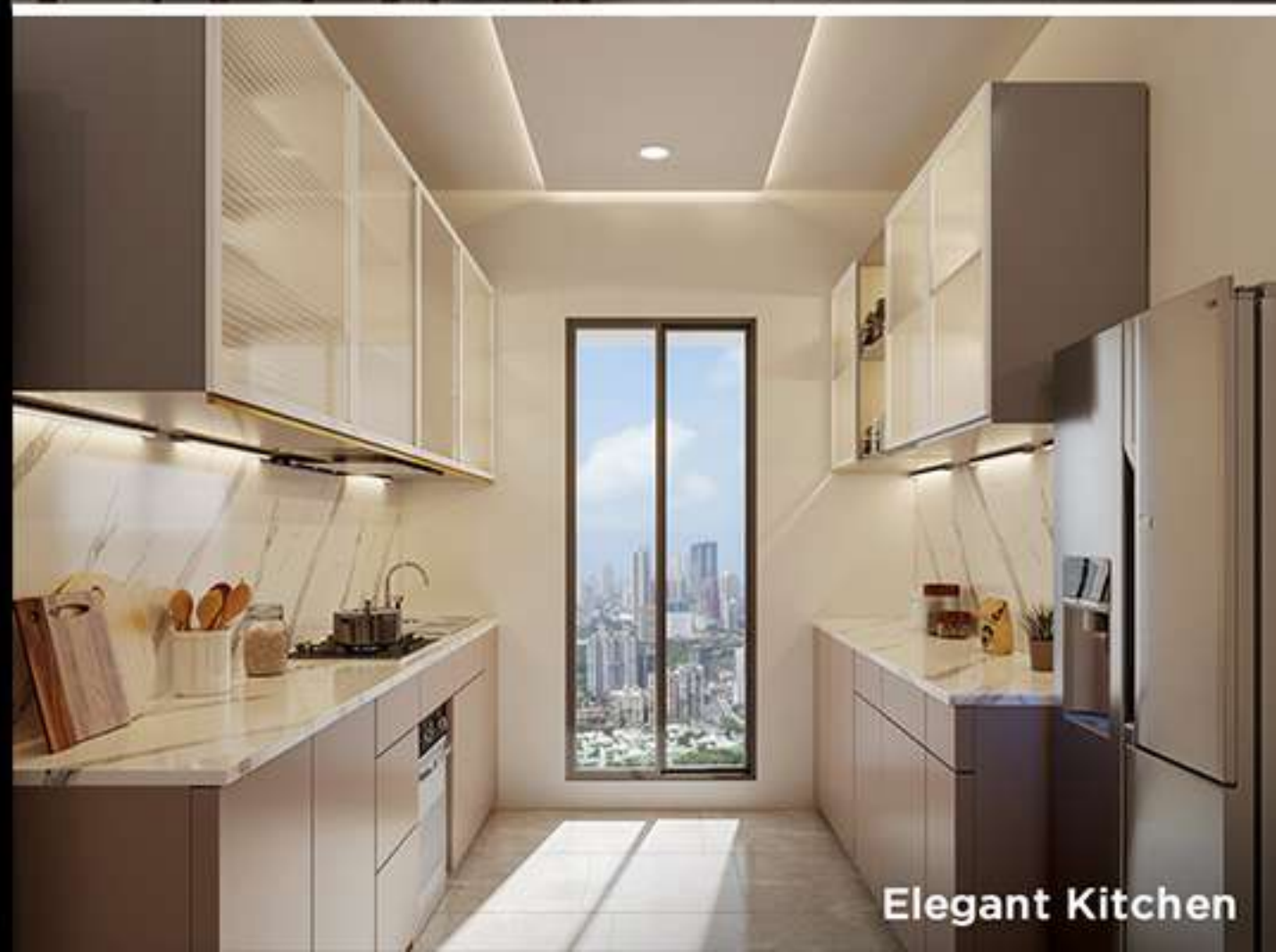
METICULOUSLY PLANNED AND
DESIGNED SPACES



Palatial Living Area



Cosy Bedroom



Elegant Kitchen



Well-Furnished Bathroom

ADORNED WITH THE WORLD'S FINEST BRANDS AND FITTINGS

Internal Specifications

- Floor tiling - 4 x 2 vitrified flooring
- Switches and electrical - Legrand or Equivalent
- Windows - Jindal aluminium anodized or Equivalent
- Bathroom fittings and sanitary - Jaquar / American Standard or Equivalent
- Bathroom wall - 4 X 2 vitrified tiles
- Bathroom floor - 2 x 2 anti-skid tiles
- Doors - main door - 40 mm
- All internal doors - minimum 35 mm
- All hardware - Yale / Godrej or Equivalent
- Tile brands - Kajaria / Rak Johnson or Equivalent
- Glass railings in deck area
- All decks with wooden design anti-skid tiles
- Paint by Asians Paints or Equivalent
- Kitchen platforms - High-quality granite finish or Equivalent
- Aluminium formwork construction - 2x faster construction & better finish look
- Texture paint application on entire building exterior
- 5-star like double-height entrance lobby - Italian marble finish
- 4 high-speed elevators in each wing, including a service lift
- Miyawaki forest plantation and more than 1000 trees and plants in the complex
- Multiple green garden areas on ground and podium levels
- Shuttle bus services to Metro Station



* Designed by award-winning architect HSA - Led by architect Hiten Sethi who has designed many prestigious buildings across India, including the iconic NMMC headquarters.

* Landscape design by leading design firm - PS Landscapes.



25 YEAR LEGACY | 3 MN+ SQ.FT. DELIVERED | 2.5 MN+ SQ.FT. UNDER CONSTRUCTION | 1500+ HAPPY FAMILIES

Call: 70450 09777

www.queensnecklacekharghar.com

Site Add: Queen's Necklace, Survey No. 36/1/A/2/2/2, 36/1/B/3, 36/4,36/5, Opp Jio Petrol Pump, Rohinjan, Navi Mumbai 410208



MahaRERA Registration No. P52000053533 www.maharera.mahaonline.gov.in



Disclaimer: The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited and the buyer will be required to obtain a no objection certification prior to entering into agreement for sale of any unit/flat in the project.

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