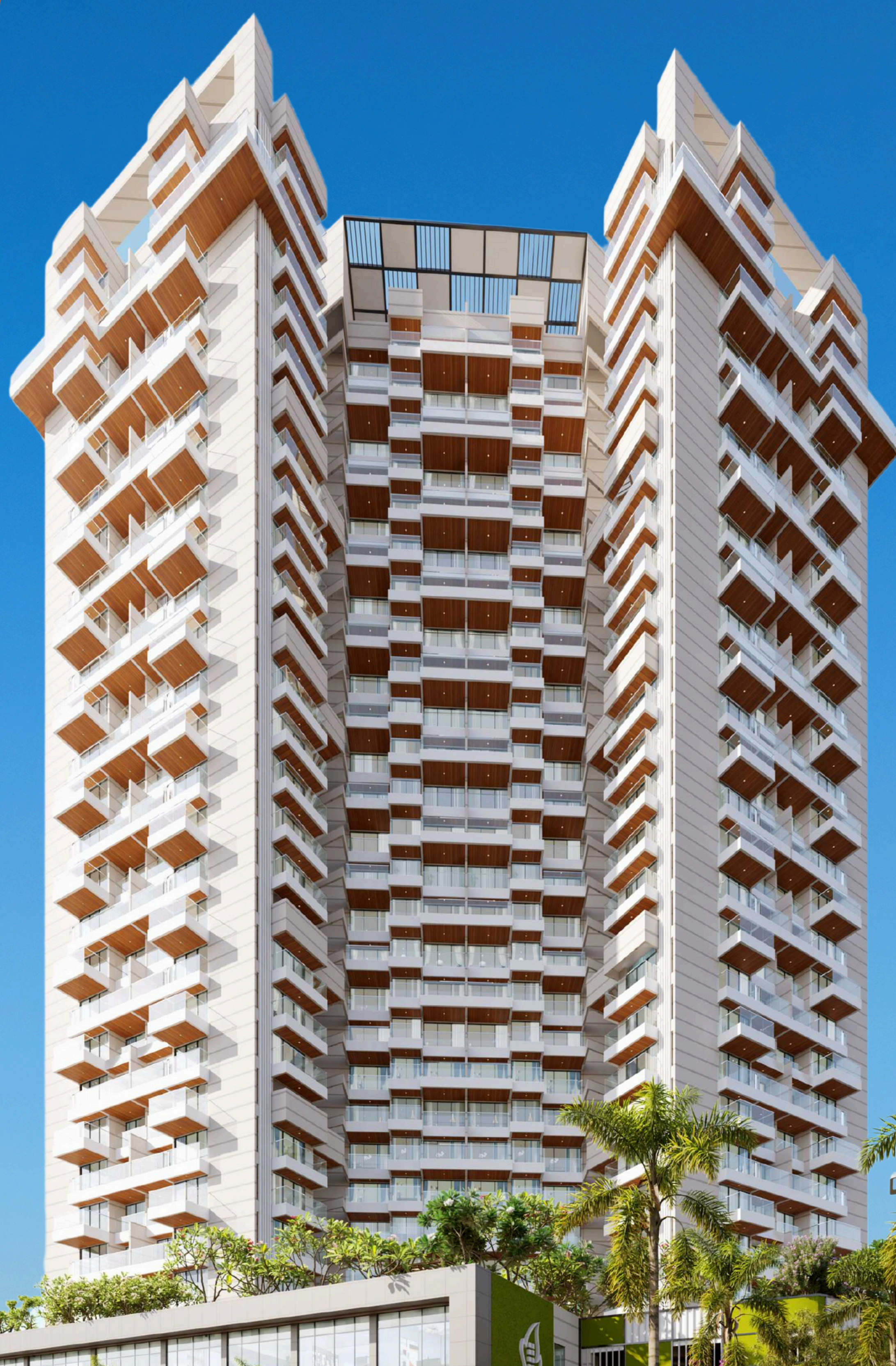


PRESENTING

CODENAME

XL

WHERE LUXURY MEETS LIFE



1 & 2 BED TERRACE RESIDENCE HOMES

**PREMIUM
MASTER
BEDROOM**

**1 BHK
49 LACS***
ONWARDS

**LUXURY
MASTER
BEDROOM**

**2 BHK
69 LACS***
ONWARDS

PAY JUST 5% AND BOOK YOUR DREAM HOME

📍 PALAVA JUNCTION, DOMBIVLI (E)

XL LIVING HALLMARKS

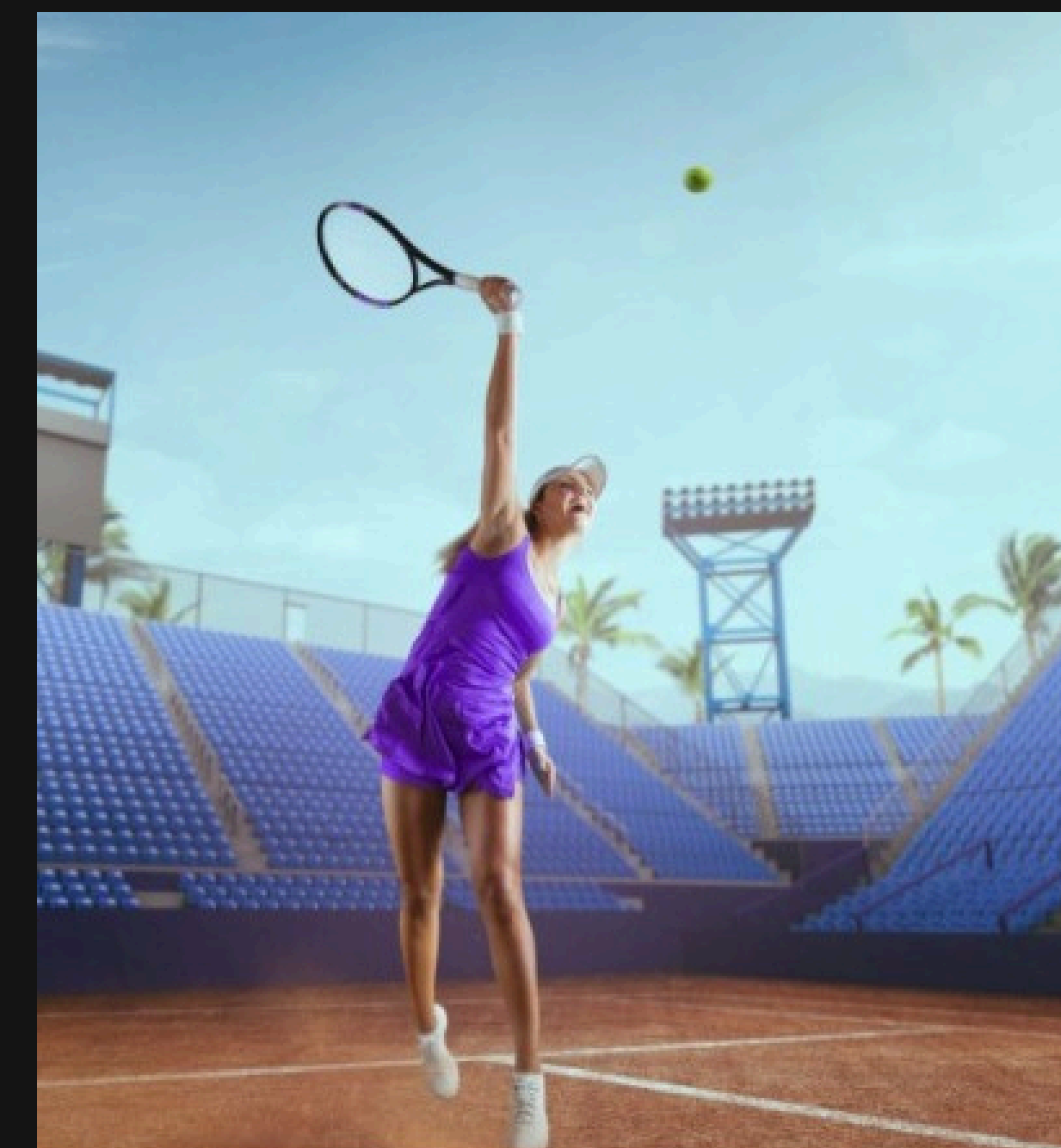
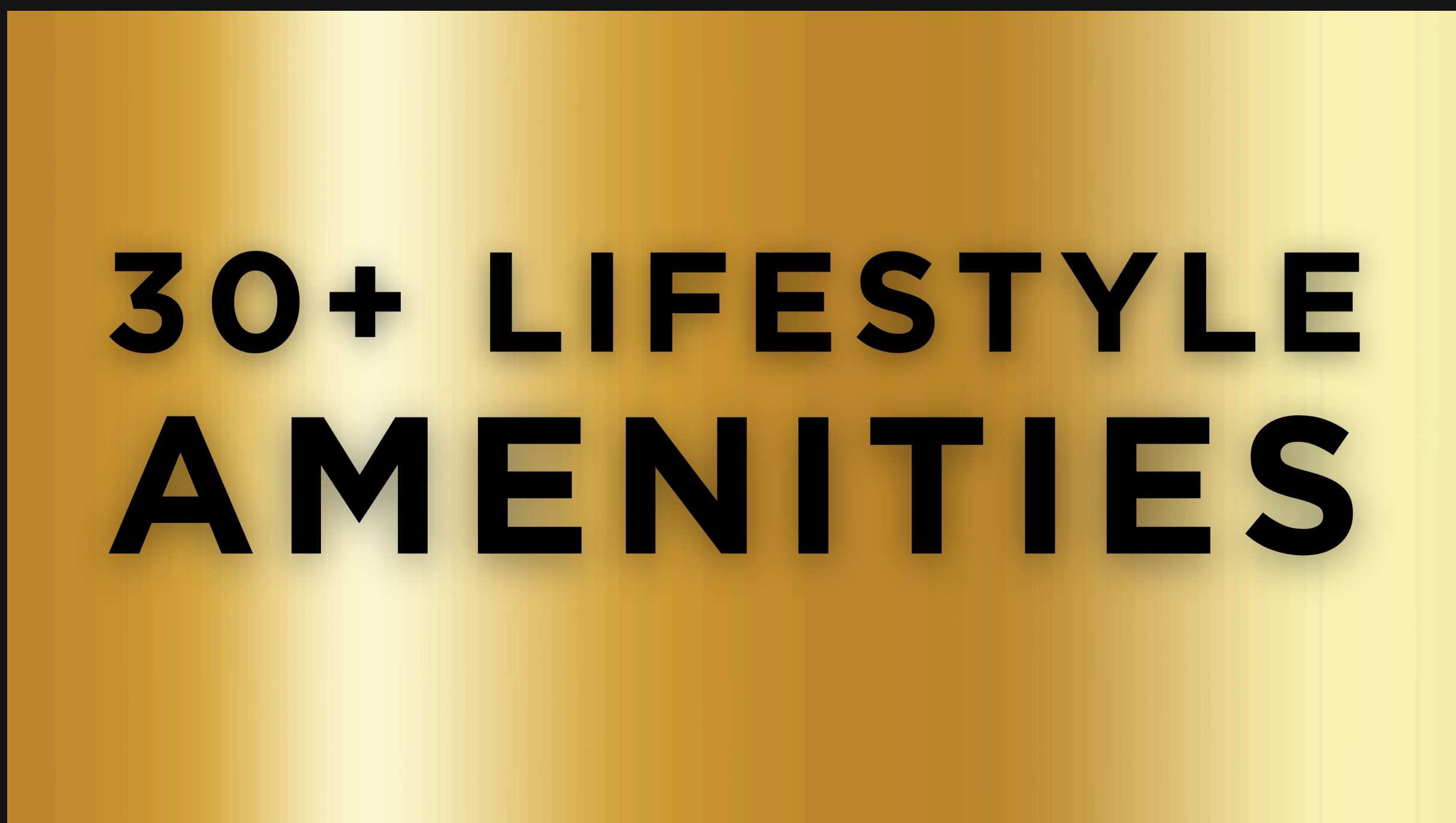
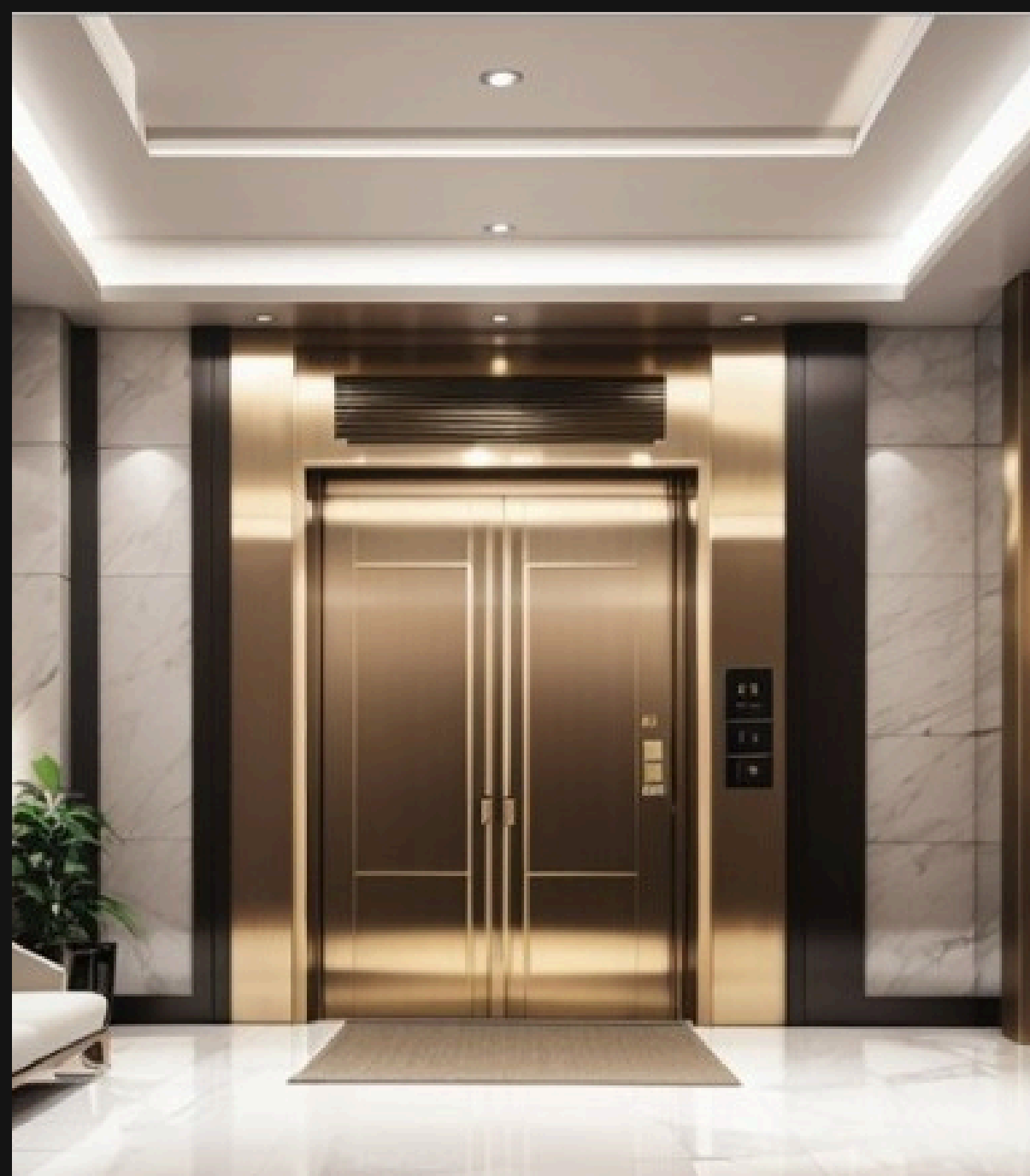
A MASTERPIECE OF MODERN ARCHITECTURE AND EXQUISITE DESIGN. FROM ITS IMPRESSIVE FACADE TO METICULOUS DETAILING, EVERY ELEMENT OF XL'S ELEVATION REFLECTS SOPHISTICATION AND ELEGANCE.

- » PRISM INSPIRED ARCHITECTURAL FAÇADE
- » QUAKE PROOF RCC STRUCTURE
- » MODERN RETAIL BOULEVARD
- » 1 & 2 BED XL RESIDENCES
- » GRAND ENTRANCE LOBBY
- » ONLY 6 PREMIUM UNITS EVERY FLOOR
- » MULTIPLE HIGH-SPEED ELEVATORS
- » 30+ LIFESTYLE AMENITIES
- » MODERN CLUBHOUSE
- » 3 TIER SECURITY
- » AMPLE PARKING SPACES
- » GREEN SUSTAINABLE FEATURES
- » SOCIETY ADMINISTRATION OFFICE
- » RERA APPROVED PROJECT

C O D E N A M E

XL





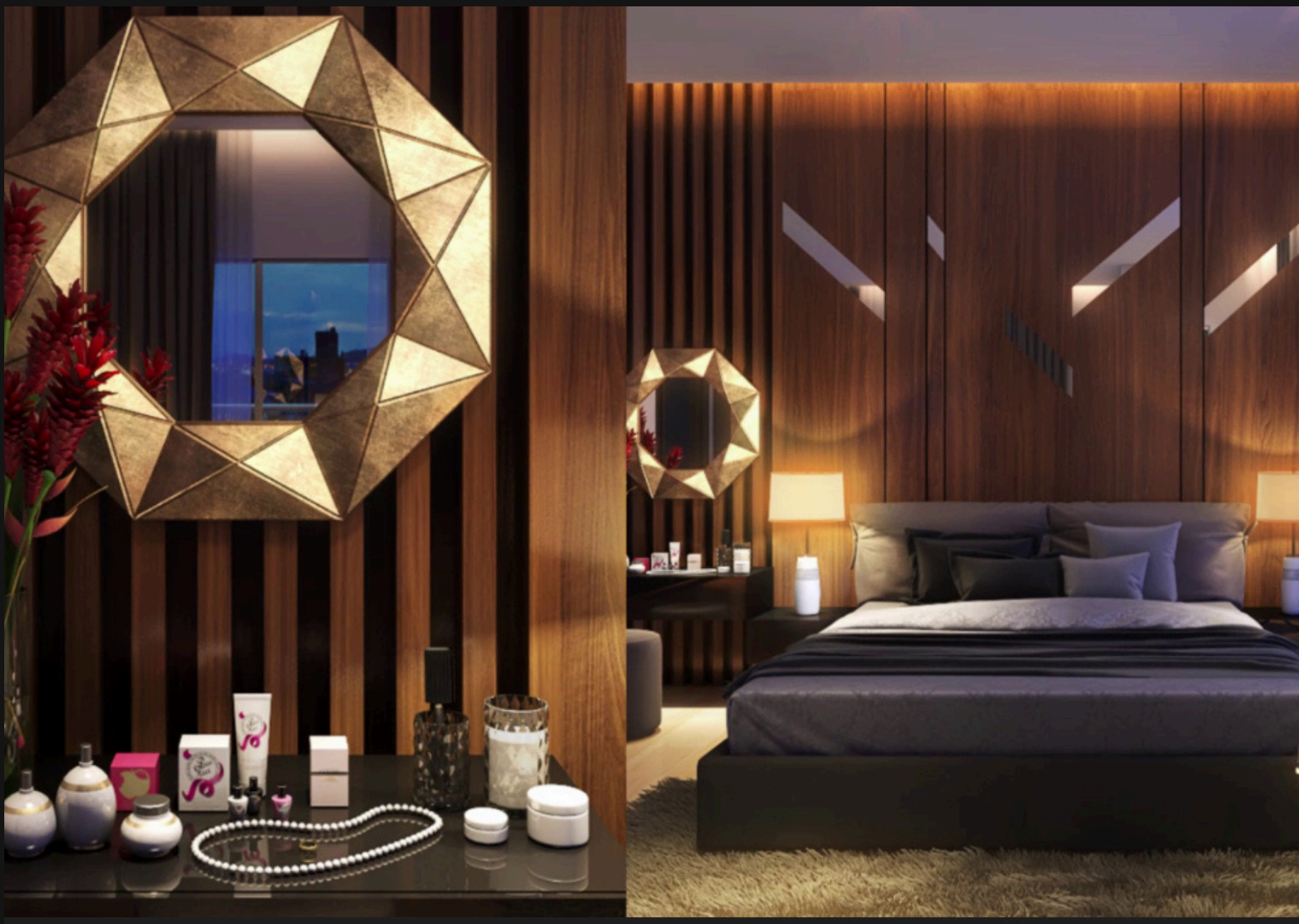
INTERNAL APARTMENT HALLMARKS

IN THE SEARCH FOR YOUR DREAM HOME, WE UNDERSTAND THAT LIFESTYLE AND CONVENIENCE ARE KEY. HAVING ACCESS TO AMENITIES IS NOT JUST A LUXURY; IT'S A NECESSITY THAT SEAMLESSLY FITS INTO YOUR BUSY LIFE. THIS NEW FOCUS EMPHASIZES FAMILY AND WELL-BEING, GUARANTEEING A REWARDING LIFESTYLE WITH EVERYTHING YOU NEED.



LIVING ROOM

- » MARBO GRANITE FLOORS
- » DECORATIVE CONCIER CEILING
- » PREMIUM MODULAR SWITCHES
- » SS & GLASS RAILINGS
- » PREMIUM SLIDING WINDOWS WITH MOSQUITO SCREENS
- » BRANDED DOORS
- » PREMIUM LOCKS AND LATCHES



BEDROOM

- » VETRIFIED FLOOR TILES
- » DECORATIVE CONCIER CEILING
- » PREMIUM MODULAR SWITCHES
- » SS & GLASS RAILINGS
- » AC POWER POINT
- » BRANDED DOORS
- » PREMIUM LOCKS AND LATCHES



KITCHEN

- » MODULAR CABINETS
- » GRANITE PLATFORM AND SS SINK
- » PROVISION FOR EXHAUST AND WATER PURIFIER
- » DADO TILES
- » CONNECTION FOR DISHWASHER & WASHING MACHINE
- » PROVISION FOR COMPOUND TO KITCHEN PERIOD GAS
- » PREMIUM MODULAR SWITCHES



WASHROOM

- » COPPER AND PVC CONCEALED PIPING
- » PROVISION FOR GEYSER AND EXHAUST FAN
- » DADO TILES
- » PREMIUM WATER-RESISTANT FLUSH DOORS
- » BRANDED SANITARY HARDWARES
- » PREMIUM MODULAR SWITCHES
- » BRANDED FITTINGS

XL PROJECT AMENITIES

INDULGE IN A LIFESTYLE OF LUXURY AND LEISURE. XL OFFERS AN ARRAY OF 3 LEVEL WORLD-CLASS AMENITIES THAT CATER TO YOUR EVERY NEED AND DESIRE.



XL PODIUM AMENITIES

- » SWIMMING POOL
- » GYMNASIUM
- » SPA AREA
- » WORKSTATION AREA WITH WI-FI
- » JOGGING TRACK
- » CHILDREN PLAY AREA
- » SENIOR CITIZEN SITTING AREA
- » TODDLER PLAY AREA WITH RUBBER MATT
- » TELESCOPE FOR STAR GAZING
- » YOGA & MEDITATION ZONE



GROUND FLOOR

- » GANESH TEMPLE
- » DECORATIVE WATER FOUNTAIN
- » CRICKET NET
- » MULTIPURPOSE PLAY COURT
- » FLOWER GARDEN
- » ACUPRESSURE PATHWAY
- » DRINKING WATER FOUNTAIN
- » PERGOLA SITTING AREA
- » OPEN AIR WORK-OUT ZONE
- » DRIVER RESTING AREA



CLUBHOUSE AMENITIES

- » TABLE TENNIS
- » CHESS
- » CARROM
- » SNOOKER TABLE
- » FUSS BALL
- » MINI THEATER
- » PARTY LOUNGE AREA
- » BBQ DECK AREA
- » CHILDREN CRESH AREA
- » SELFIE CORNER

XL INFRASTRUCTURAL DEVELOPMENT

CODENAME XL STANDS AS AN IDEAL HAVEN DESIGNED TO SEAMLESSLY INTEGRATE WITH THE FABRIC OF MODERN CITY LIVING. ITS STRATEGIC PLACEMENT ENSURES UNPARALLELED ACCESSIBILITY TO A COMPREHENSIVE ARRAY OF EVERYDAY ESSENTIALS.

WITHIN MINUTES FROM YOUR DOORSTEP, YOU'LL FIND A HARMONIOUS BLEND OF CRUCIAL SOCIAL INFRASTRUCTURE: FROM EDUCATIONAL INSTITUTIONS AND HEALTHCARE FACILITIES TO VIBRANT SHOPPING DESTINATIONS, TRANSPORTATION HUBS, AND RECREATIONAL SPACES.

MOREOVER, THE 6-LANE ROAD CONNECTING KALYAN-SHIL ROAD AND AMBERNATH-BADLAPUR ROAD IS EXPECTED TO BE FINISHED IN THE LAST QUARTER OF 2021. ALSO, THE HOMES ARE AT A WALKING DISTANCE FROM METRO STATIONS ON THE UPCOMING KALYAN-TALOJA METRO LINE.



KALYAN TALOJA METRO



NILJE GAON RAILWAY STATION



NEW 6 - LANE HIGHWAY

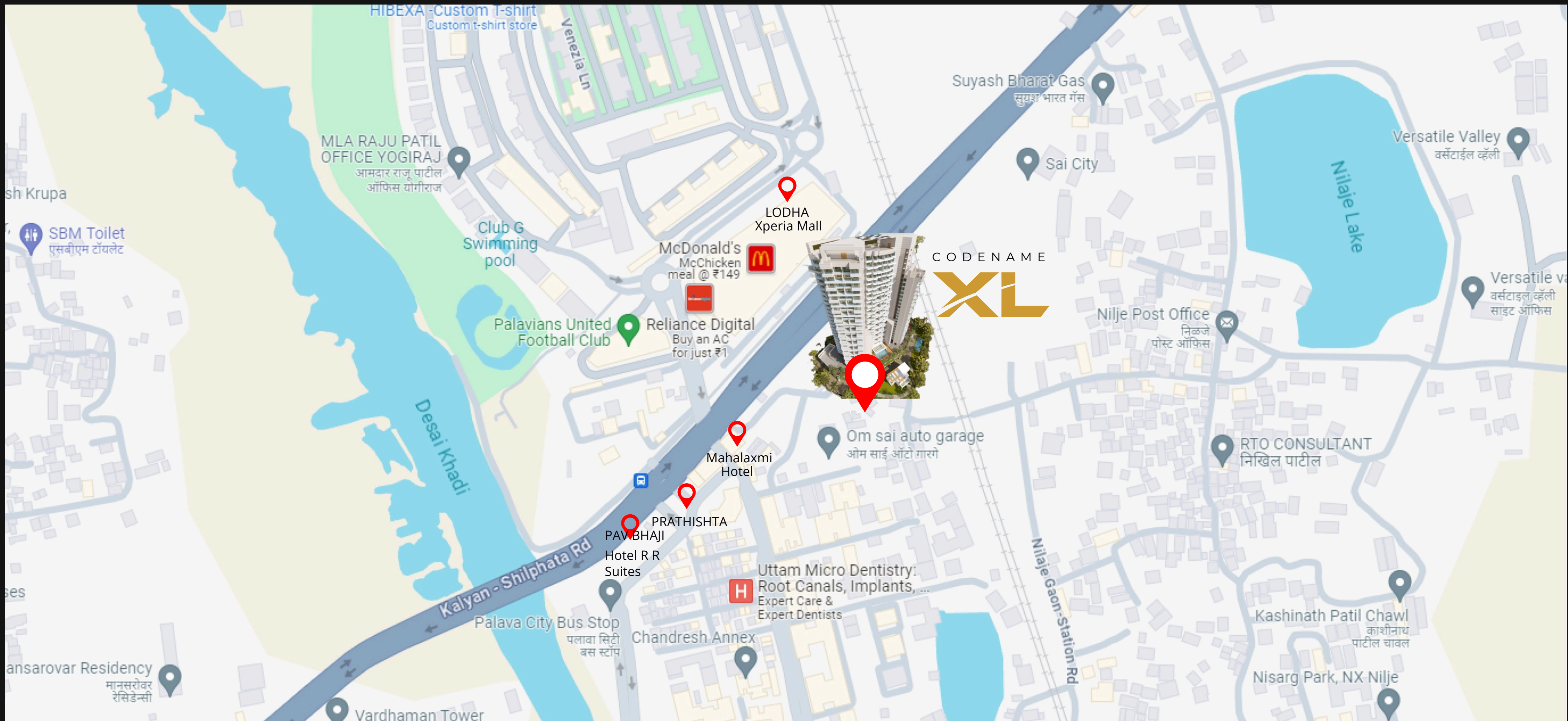


PALAVA JUNCTION FLYOVER

SEAMLESS ACCESS TO URBAN ESSENTIALS

PALAVA JUNCTION IS CONVENIENTLY CONNECTED TO THE EXPANSIVE LOCAL TRAIN NETWORK IN MUMBAI. ONE OF THE MAJOR CENTRAL LINE STATIONS, DOMBIVLI, IS LOCATED ONLY 8KM AWAY. TO REACH THIS STATION, DEDICATED BUSES PLY BETWEEN LOCATIONS PROVIDING A BETTER COMMUTE. ALSO, A METRO STATION HAS BEEN PLANNED IN CLOSE PROXIMITY TO THE PALAVA CITY. APART FROM THIS, GOOD ROAD CONNECTIVITY FROM PALAVA TO MAIN BUSINESS HUBS IN MUMBAI MAKES IT VERY CONVENIENT. THE H20 FLEET CONNECTS PALAVA TO 23 MAJOR DESTINATIONS IN MUMBAI, SO YOU CAN GET AROUND THE CITY FREELY.

ADDITIONALLY, BEING PART OF THE SMART CITY INITIATIVE UNDERSCORES ITS COMMITMENT TO INNOVATION AND SUSTAINABILITY. IN ESSENCE, PALAVA JUNCTION REPRESENTS DOMBIVLI’S PROMISE, A FOCAL POINT WHERE DEVELOPMENT THRIVES, CONNECTIVITY EXPANDS, AND DREAMS FIND SOLID GROUND.



CONNECTIVITY

- » NEARBY PALAVA JUNCTION BUSTAND 2 MINS
- » POLICE STATION 5 MINS
- » DOMBIVLI STATION 15 MINS
- » FIRE STATION 20 MINS

SCHOOLS & COLLEGES

- » PODAR JUMBO KIDS SCHOOL 1 MINS
- » LODHA WORLD SCHOOL 1 MINS
- » NAFS DOMBIVLI COLLEGE 2 MINS
- » ICFS INDIA (MARINERS ACADEMY) 2 MINS

HOSPITALS

- » AAI BABA MULTISPECIALITY CLINIC 2 MINS
- » MGM HOSPITAL 3 MINS
- » GENESIS MULTI SPECIALITY HOSPITAL 4 MINS
- » SAAE CHILDREN HOSPITAL 4 MINS

RESTAURANTS

- » POP TATE’S 1 MINS
- » STARK BRISTRO 1 MINS
- » SHIV SAGAR VEG 1 MINS
- » KFC 2 MINS



SHANTIRATNA
GROUP

20 YEARS
OF LEGACY

5000+
HAPPY FAMILIES

1000+ FLATS
IN DEVELOPMENT

COMPLETED FLAGSHIP PROJECTS



**MOKSHIT
MAJESTA**
- A Blessful Living -



**THE
CLASSIQUE**
WHERE CONVENIENCE MEETS LUXURY



**MAHEK
MILLENNIA**
— A NEST OF LUXURIOUS PEACE —



**The
Palladium**

— THE —
**GOLDEN
NEST**

FOR MORE INFO, GIVE A MISSED CALL:

+91 77009 05301



MAHARERA NO.
mahareraonlinegov.in

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CATALYST**
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