



A PROJECT BY  
**HUB REALTY**  
www.hbrealty.in



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

**Site Address:** Survey No. 116/2B, Near Taloja Phase 2, At Ghot Road, Taloja-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** ||



Tower No. 1 & 2 Maharashtra REGISTRATION No.: P52000045672, <http://maharera.maharashtra.gov.in>

Tower No. 3 Maharashtra REGISTRATION No.:

**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 in 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 purposes 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



SEAMLESS CONNECTIVITY TO  
MUMBAI PUNE EXPRESSWAY &  
KALYAN-SHILPHATA ROAD, NAVI MUMBAI,  
MUMBAI & THANE



WELL CONNECTED TO  
SOUTH MUMBAI VIA ATAL SETU  
JUST 45 MIN.



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



NAVI MUMBAI  
INTERNATIONAL AIRPORT - 20 MIN.

CODENAME  
**THE GATEWAY**



TOWER NO. 1 & 2 G+10  
TOWER NO. 3 G+11





## 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 Points 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 7TH FLOOR PLAN



TOWER 3

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



# 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

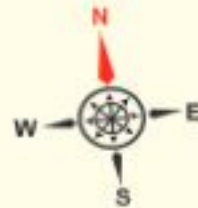


CLUB HOUSE

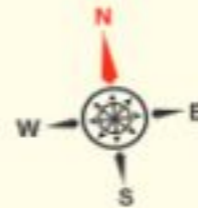
## Temple & Yoga Centre



## TOWER NO. 2 TYPICAL FLOOR PLAN 2ND TO 10TH Refuge Area - 704



TOWER 2  
1ST FLOOR PLAN



CHILDREN'S PLAY AREA

Approximately 8500 sq.ft. Amenities Area



Stock image used for representation purpose only.

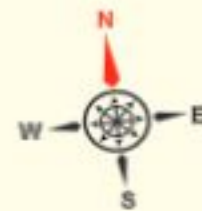
**EV  
Charging Points  
AT Your Car Parking**



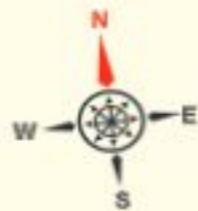
**Feel More  
Energised  
Every Day**



**TOWER NO. 1  
TYPICAL FLOOR PLAN 2ND TO 10TH  
Refuge Area - 707 & 708**



## TOWER 1 - 1ST FLOOR PLAN



Create Countless  
**Memories**  
with **Young Ones**

Stay Productive  
**Enjoy your**  
**Work From Home**





**2 MIN FROM PENDHAR METRO STATION**

