



THANE  
BETTER  
THAN  
EVER

Site Address:  
Giriraj Dream, Bhaskar Colony, Behind Saraswati Marathi School, Nupada, Thane (W) 400 602

Pridedream Realtors Pvt. Ltd.

Architect



Legal



Adv. Sanjay Borkar

GIRIRAJ  
DREAMS

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# THANE BETTER THAN EVER

Today's world is all about speed and comfort. With this ever-developing world, our beloved Thane has also taken a very faster pace. Keeping up with this speed but keeping comfort in mind, we want to see Thane-Better than ever.

*Stepping up on the Fastlane, providing comfort.*



# A VISION FOR THANE

The Giriraj, located in Thane, is a residential development of Priedream Realtors Pvt. Ltd. The site located near Thane Railway station. Project has been designed to facilitate perfect living conditions with optimum light, ventilation and privacy. It offers spacious and skillfully designed 2BHK and 3BHK apartments. The project is well equipped with all the basic amenities to facilitate the needs of the residents.

It is also in proximity to other parts of Thane City and is well connected by all the public transit systems. The project is well equipped with all the basic amenities to facilitate the needs of the residents. The site is in close proximity to various civic utilities.

*A home with space and comfort is waiting for you.*



Artist impression

A man in a light pink shirt is holding a baby in a blue patterned outfit. They are on a balcony with a glass railing, looking out over a city at sunset. The sky is a mix of orange, pink, and blue. The city below is lit up with lights from buildings and streets. The man is pointing towards the horizon with his right hand.

## A VIEW TO ADMIRE

*Live in the heights and have an absolutely enchanting view from your very home.*

Live in the heights of Thane and experience the fine blend between the culture and the vision. Witness this development and be a part of the ever changing city.

Offering 2BHK and 3BHK apartments designed to fine luxury. From basic amenities to well equipped facilities, we have covered it all for you.

SPLENDID ROOFTOP  
AMENITIES,  
TO ENLIVEN  
EVERY MOMENT



Artist impression



Artist impression



Artist impression

# EXPERIENCE GRAND

A grand entrance lobby to rain water harvesting,  
experience the best with us.



# LIVE IN COMFORT.

## Internal Amenities

Everything is designed keeping you in mind and for your comfort. Amenities that will show you comfort in luxury.



Ground to ceiling clear height 10.3 ft.



Strategically Placed electrical switches.



Internal Paint Velvet finish oil bound distemper



External Paint Apex Jotun or equivalents



Designer quartz kitchen platform



Concealed branded CP fittings with warranty



Bathrooms and Toilet floorings



Marble or Granite door frames for all toilets.



Anodized PU coated curved windows with cut-out provision for exhaust fan.



Teakwood frames and doors of high quality



Aluminum anodized sliding shutters with Ananda tonal semi-mosquito panel.



Window Frames that are finished with marble or granite.



Concealed copper wiring of ISI approved standard company



Provision for geysers purifiers, exhausts and many more



Anti Skid Toilet Flooring



External waterproof paint



Provision for inverter







# LIVE LUXURIOUSLY

## External Amenities

Keeping your luxury in mind, everything is designed to perfection. From hi-tech security to automated security everything as per you need.



Video door phone



Exclusively designed grand entrance lobby



Hi-Tech security



Automated car Parking



Rain water harvesting with well-planned storm water drains.



2, 4 wheeler EV Fast Charging



Solar-water heating connection in common washroom



High quality waterproof exterior paint



3 high speed elevators



Generator back up for common areas

# LIVE HEALTHY

## *External Amenities*

Health and your wellness is our greatest thought and keeping that in mind we have planned and executed everything beautiful and healthy for you.



Tropical Garden



Health Club



Gym



Yoga Room



Meditation Room



Indoor Games Room



Crecha For kids





Roof Garden



Senior Citizen  
Corner



Multipurpose  
space



Sit-Out deck



Grill and kitchen  
space at rooftop



Water Fountain

# LIVE HAPPILY

## *External Amenities*

Enjoyment is foremost, and refreshments are always the best at the end of very tiring day. Designed, keeping this in mind, live to your best along us.





# LOCATE THE CONNECTIVITY

Find yourself in between everything happening. From education to entertainment, everything is now near you.

## Road, Railway, Metro Station

- Marathon Chowk Metro Station - 170 Mt.
- Eastern Express Highway - 0.2 Km
- Teen Hath Naka Junction - 0.3 Km
- Thane Railway Station - 1 Km

## Entertainment & Recreational Activity

- The Thane Club - 550 Mt
- Eternity Mall - 0.4 Km
- Korum Mall - 2 Km
- Viviana Mall - 3 Km

## Hospital

- Horizon Hospital - 450 Mt
- Dr. Godbole's Heart Care Hospital - 550 Mt
- Jupiter Hospital - 3 Km
- Dr. Bhanushali Hospital & Center - 3.3 Km

## School & College

- Saraswati School - 20 Mt
- Singhania School - 2.9 Km
- Billabong International School - 3.1 Km

## Business Hub

- Wagle IT Hub - 1 Km
- Dev Corpora - 2.2 Km
- Airoli - 8.8 Km

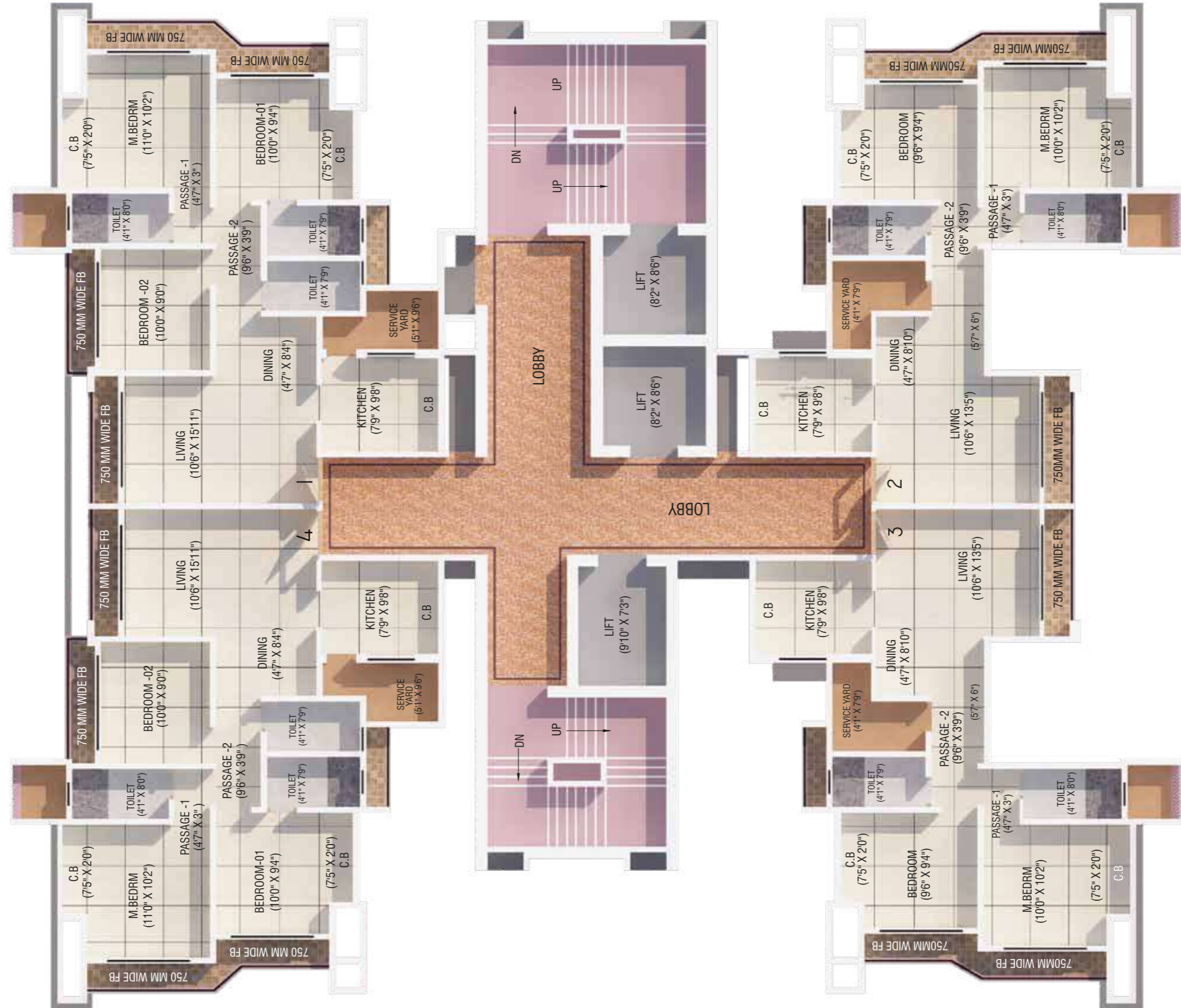
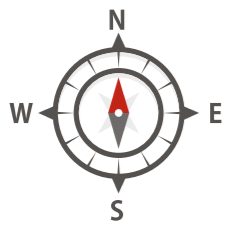
## Airport

- Chhatrapati Shivaji Maharaj International Airport - 21.2 Km



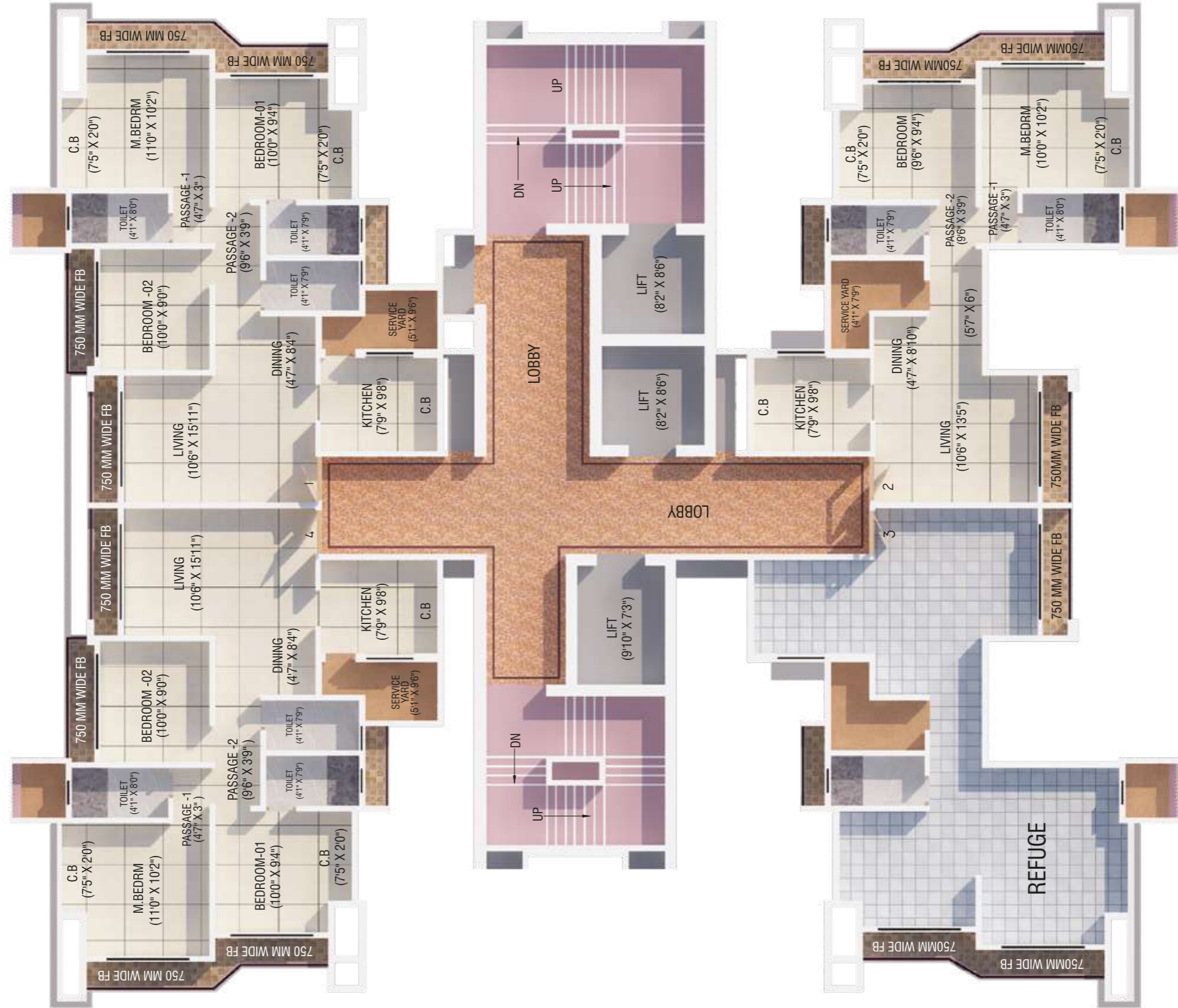
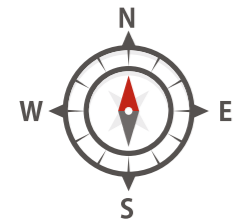
\*Travel time & distance as per Google Maps

# Floor 16th,18th,21st,23rd



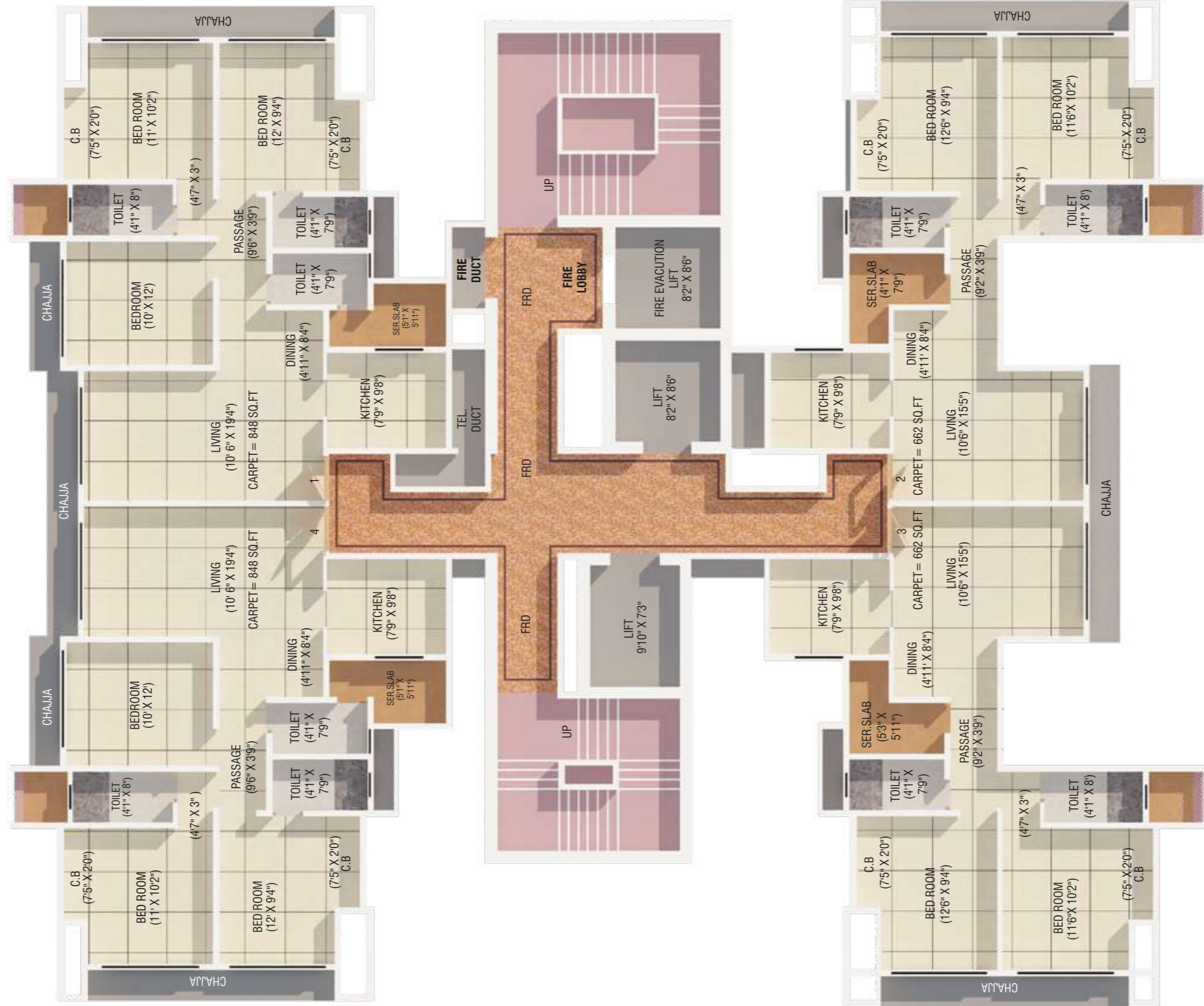
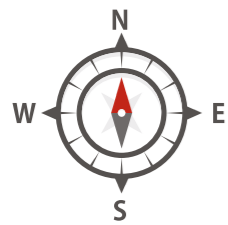
AREA STATEMENT								
FLAT NO.	RERA CARPET AREA (IN SQ.MT)	ENCLOSED BALCONY (IN SQ.MT)	C.B (IN SQ.MT)	SER.YARD (IN SQ.MT)	FLOWER BED (IN SQ.MT)	POCKET TERRACE (IN SQ.MT)	TOTAL (IN SQ.M.)	TOTAL (IN SQ.FT.)
1.	65.21	5.57	4.14	3.78	9.24	---	87.94	947
2.	47.90	5.16	5.49	3.94	6.81	---	69.30	746
3.	47.90	5.16	5.49	3.94	6.81	---	69.30	746
4.	65.21	5.57	4.14	3.78	9.24	---	87.94	947

# Floor 17th,22nd



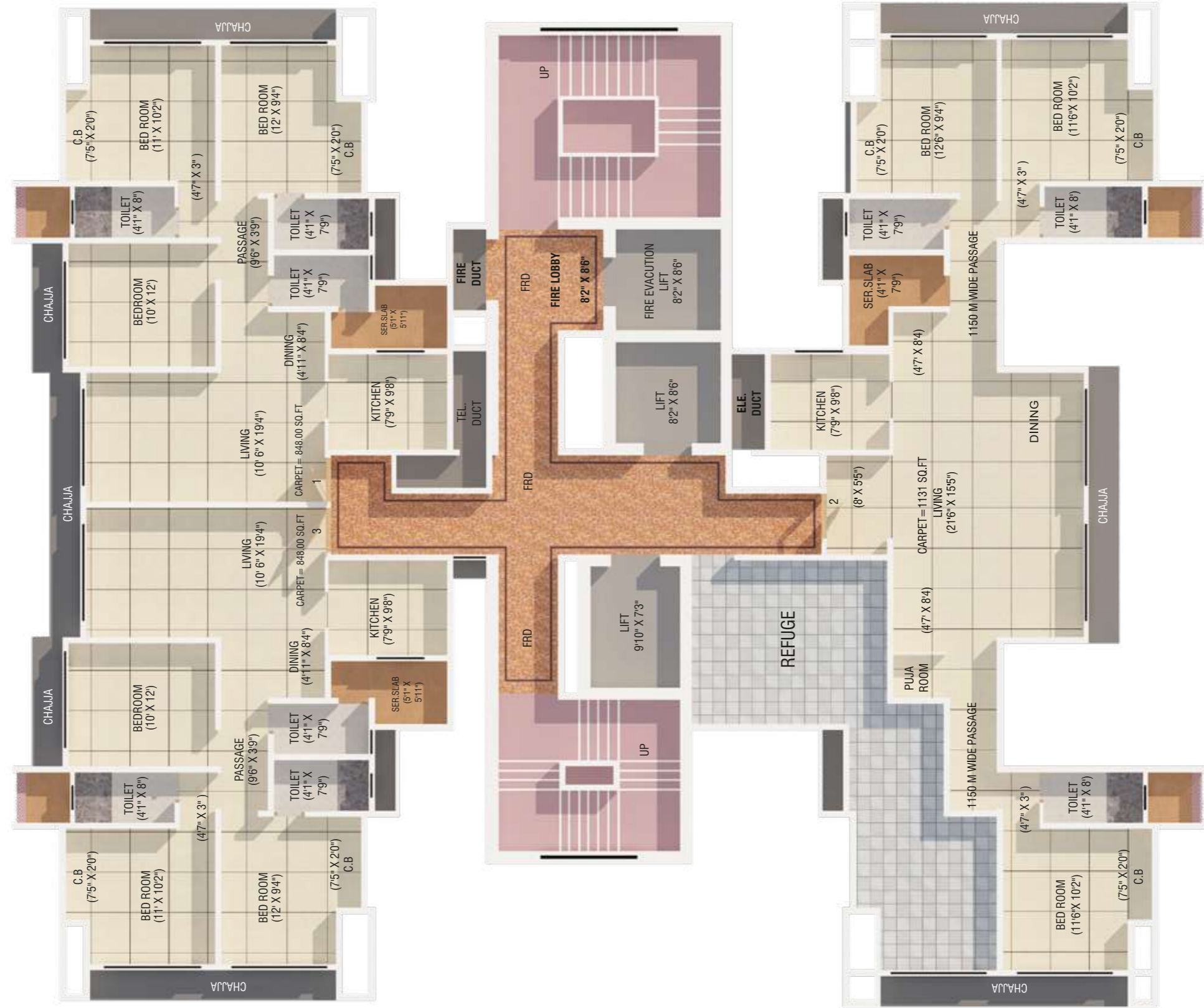
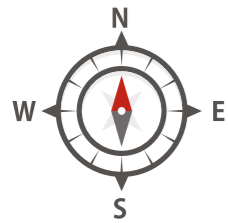
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3.	----	----	----	----	----	----	----	----
4.	65.21	5.57	4.14	3.78	9.24	----	87.94	947

# Floor 25th,26th,28th,29th



AREA STATEMENT					
FLAT NO.	RERA CARPET AREA (IN SQ.MT)	SER.SLAB (IN SQ.MT)	TERRACE (IN SQ.MT)	TOTAL (IN SQ.M.)	TOTAL (IN SQ.FT.)
1.	83.15	3.78	----	86.93	936
2.	64.12	3.93	----	68.05	732
3.	64.12	3.93	----	68.05	732
4.	83.15	3.78	----	86.93	936

# Floor 27th



AREA STATEMENT					
FLAT NO.	RERA CARPET AREA (IN SQ.MT)	SER.SLAB (IN SQ.MT)	TERRACE (IN SQ.MT)	TOTAL (IN SQ.M.)	TOTAL (IN SQ.FT.)
1.	83.15	3.78	---	86.93	936
2.	108.40	3.93	---	112.33	1209
3.	83.15	3.78	---	86.93	936



Floor 25th to 29th 2BHK



Floor 25th to 29th 3BHK







Giriraj dreams is one of the very first projects under redevelopment that has acclaimed the prestigious golden level GREEN BUILDING CERTIFICATE.



### **Nagrik Group of Companies:**

Registered in 2016, Nagrik Group of Companies has made a name for itself in the list of top service providers of in India. Nagrik Group of Companies is listed in Trade India's list of verified companies offering wide array of etc. Contact here for in Thane, Maharashtra.



### **Dream Realtors:**

Dream Realtors Thane is a property development company committed to developing projects that are an excellent investment for the present that is bound to bear fruit in the future. It believes in maintaining business ethics and transparency in all the dealings to create an enduring customer base. The Mumbai-based firm believes in delivering high-quality construction to the customers to help them realize their dream of owning a home. It ensures that there is no compromise on the quality of its projects.