

MIRAYA  
THANE



**MIRAYA**  
TRANS



A SANCTUARY OF SERENITY



# A PARADISE OF LUXURY IN THANE

Welcome to 'THE WORLD OF YOU,' a 6.6-acre lush paradise nestled amidst the tranquil greens of Miraya. Here, luxury seamlessly meets open spaces, offering a sanctuary where dreams take root and aspirations flourish. Miraya stands as Thane's new pinnacle of elegance, boasting a striking 38-story structure off Gladys Alwares Road. With its expansive 4-acre central green, two pristine pools, and an exceptional clubhouse, Miraya embodies the perfect blend of opulence and tranquility. Each of its levels houses six exclusive residences, featuring sky-high decks and thoughtful design aesthetics. Spanning one acre, Miraya promises state-of-the-art amenities, serene architecture, easy access to key social infrastructure, spacious parking, enhanced security, and Vastu-compliant apartments. Step into a world where every detail is crafted to leave you spellbound, where luxury and serenity converge to define 'THE WORLD OF YOU.'





# CONNECTIVITY++

## MUMBAI METRO LINE 4

Connecting Thane-Bhiwandi-Kalyan, this metro line will be the smartest way to travel from the northern parts of the Thane.



## MUMBAI METRO LINE 5

An elevated 32 station metro line from Wadala to Kasarvadavli – Thane, covering Mulund, Ghatkopar and other major points will ...ake everyday travel comfortable and secure.

## BORIVALI-THANE TUNNEL

Drastically cutting down the Thane-Borivali travel time to just 15 mins. This twin tunnel will be the easiest and most affordable way to commute in future.

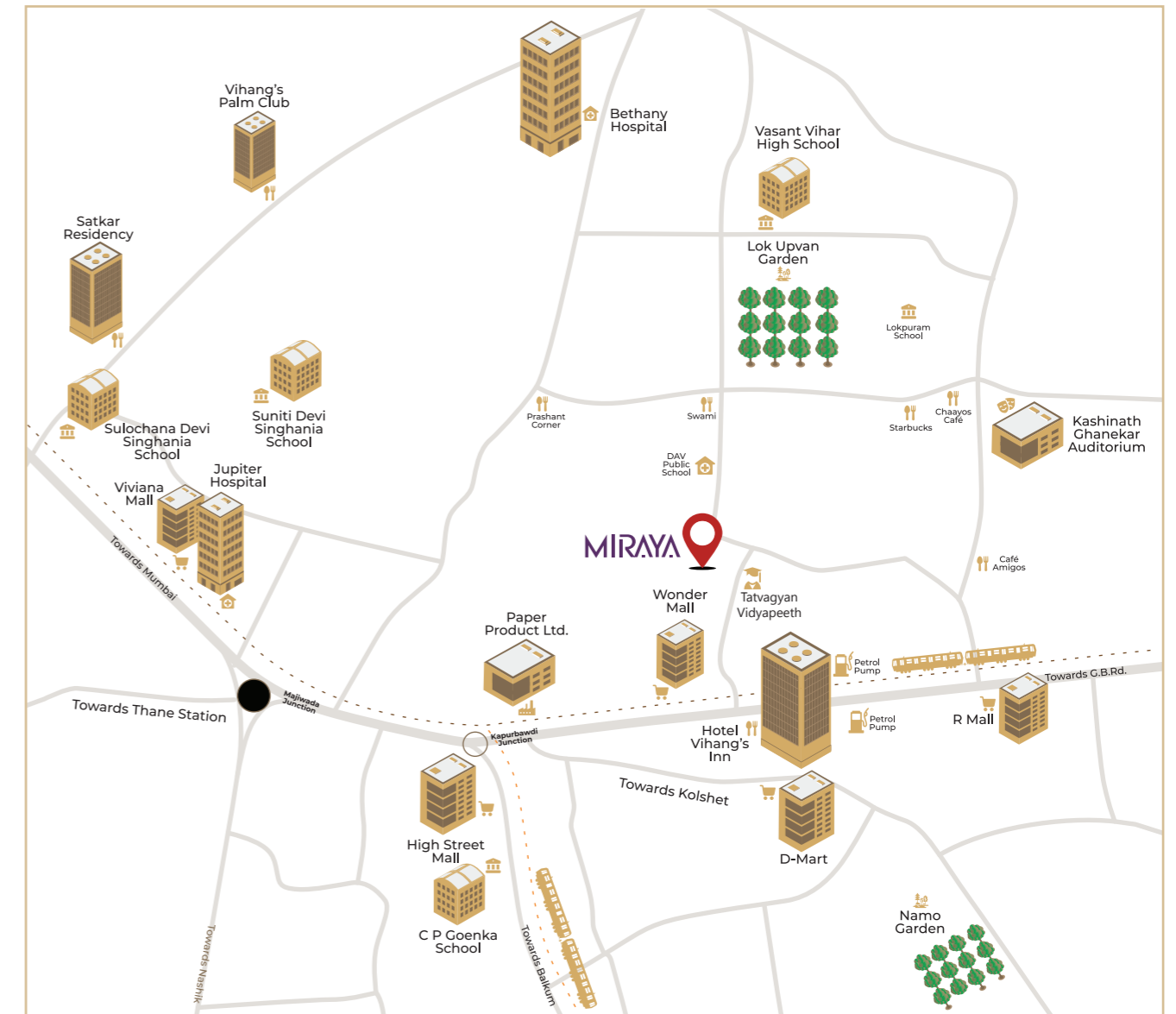


## KOLSHET-SOUTH MUMBAI-VASAI WATERWAY

Thane-Mumbai and Thane-Vasai will be the first infra-city water service in Mumbai which will connect Kalyan-Thane-Vasai-Mumbai and Navi Mumbai.



## AT THE HEART OF THE GOOD LIFE: YOUR IDEAL LOCATION



## ROYAL STAY ENCIRCLED WITH THE GLAMOROUS NEIGHBOURHOOD

### Transport Networks

- Ghodbunder Road - 1 Mins.
- Majiwada Junction - 4 Mins.
- Vasant Vihar - 4 Mins.

### Shopping & Entertainment

- R Mall - 5 Mins.
- Viviana Mall - 5 Mins.
- Korum Mall - 10 mins.

### Schools

- CP Goenka Intl. School - 3 Mins.
- Orchid Intl. School - 8 Mins.
- Singhania School - 5 mins.

### Hospitals

- Bethany Hospital - 5 Mins.
- Jupiter Hospital - 5 Mins.

### Leisure

- Yeoor Hills - 8 Mins.
- Upvan Lake - 8 Mins.
- Tikujiniwadi - 5 Mins.

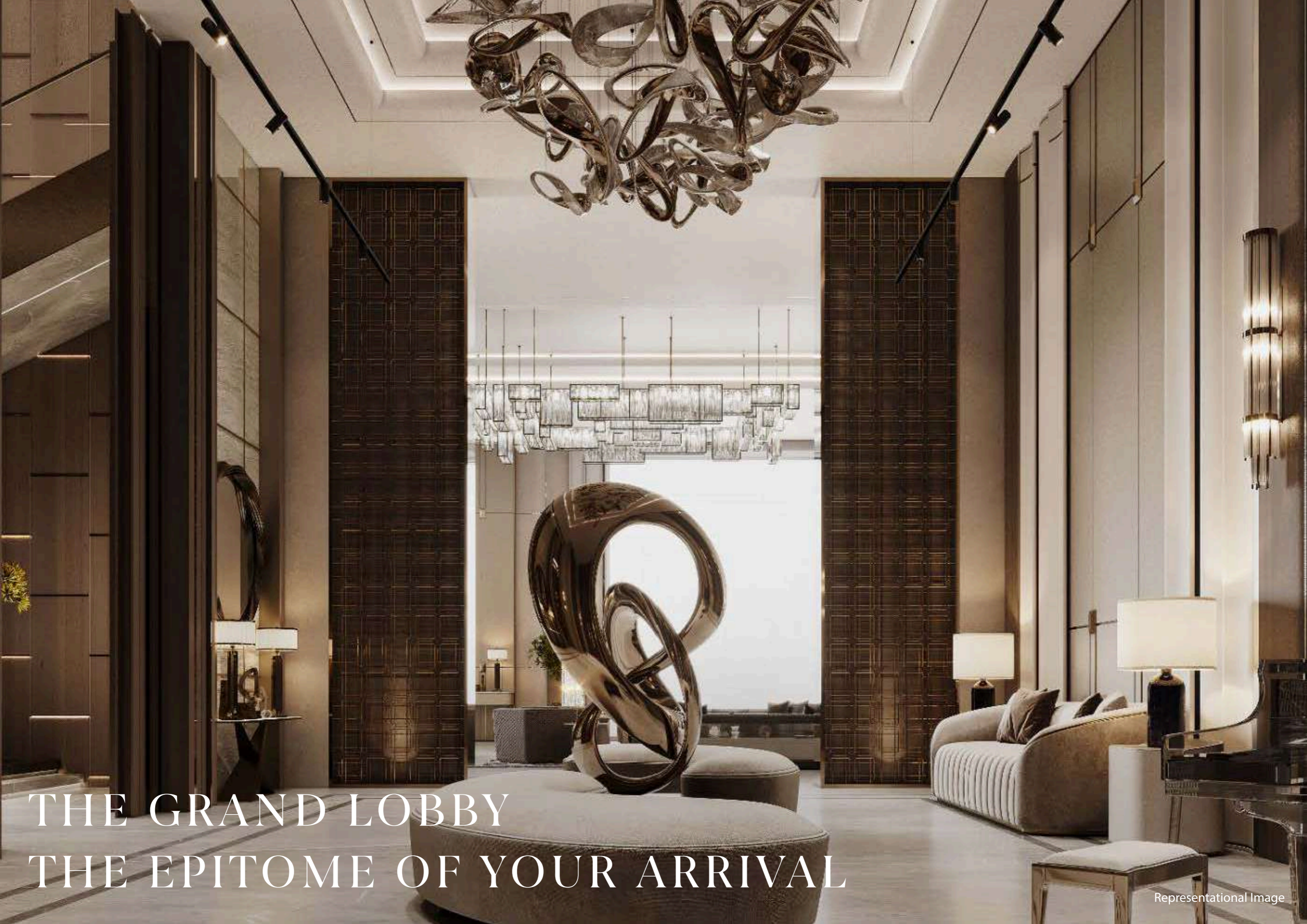


# NATURE'S LUXURY RETREAT

Experience a project where nature meets luxury amidst lush green hills, seamlessly blending unparalleled beauty and comfort. Explore a sanctuary where every detail is designed to harmonize with the natural surroundings, offering a lifestyle that invites you to dream and discover.







THE GRAND LOBBY  
THE EPITOME OF YOUR ARRIVAL





Representational Image

INDULGE IN MIRAYA'S OPULENT PODIUMS  
AND EXCLUSIVE CLUBHOUSE,  
WHERE LUXURY MEETS PERFECTION.

Discover Miraya at Eternia, where expansive podiums offer a personal sanctuary. Enjoy vast Central Greens and Township Greens for relaxation. The vehicle-free podium ensures peace and privacy with optimal ventilation, creating a haven in Thane. Experience luxury at the two-level clubhouse, blending classic elegance with modern sophistication. High ceilings, expansive windows, and fine materials enhance the grandeur, while seamless indoor-outdoor spaces provide a harmonious retreat.





PLAY IN STYLE: MIRAYA'S LUXURIOUS  
INDOOR RECREATION

Representational Image





Representational Image

## WHERE WELLNESS MEETS RECREATION

Discover where wellness meets recreation at Miraya, offering a vibrant lifestyle amidst landscaped greens and an array of active amenities. Sharpen your skills at the racquet club featuring Badminton, Squash, and Tennis courts. Fitness enthusiasts can enjoy jogging paths, outdoor fitness areas, and dedicated spaces for yoga and aerobics. Cricket enthusiasts can play at the exclusive box cricket court. Miraya's impressive gymnasium spans over 10,000 sq. ft. across two levels, ensuring every workout is both exhilarating and effective. Stay fit, active, and inspired at Miraya, just minutes from Sona.





## DIVE INTO LUXURY: MIRAYA'S EXQUISITE SWIMMING POOL

Experience luxury living at Miraya with a spacious swimming pool for relaxation. Your kids can safely splash around in a fun environment while you enjoy state-of-the-art amenities. Miraya offers relaxation and recreation for everyone. After a vigorous workout, unwind in the crystal-clear pool and let the serene oasis wash away your stress. Miraya transforms aspirations into blissful reality, ensuring a life of peaceful living.

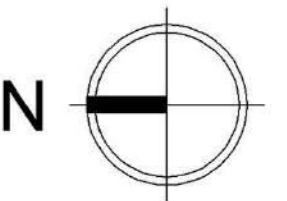


# TOWER 3 | TYPICAL FLOOR PLAN

30<sup>th</sup>, 31<sup>st</sup>, 33<sup>rd</sup> to 36<sup>th</sup> & 38<sup>th</sup> Floor



KEY PLAN

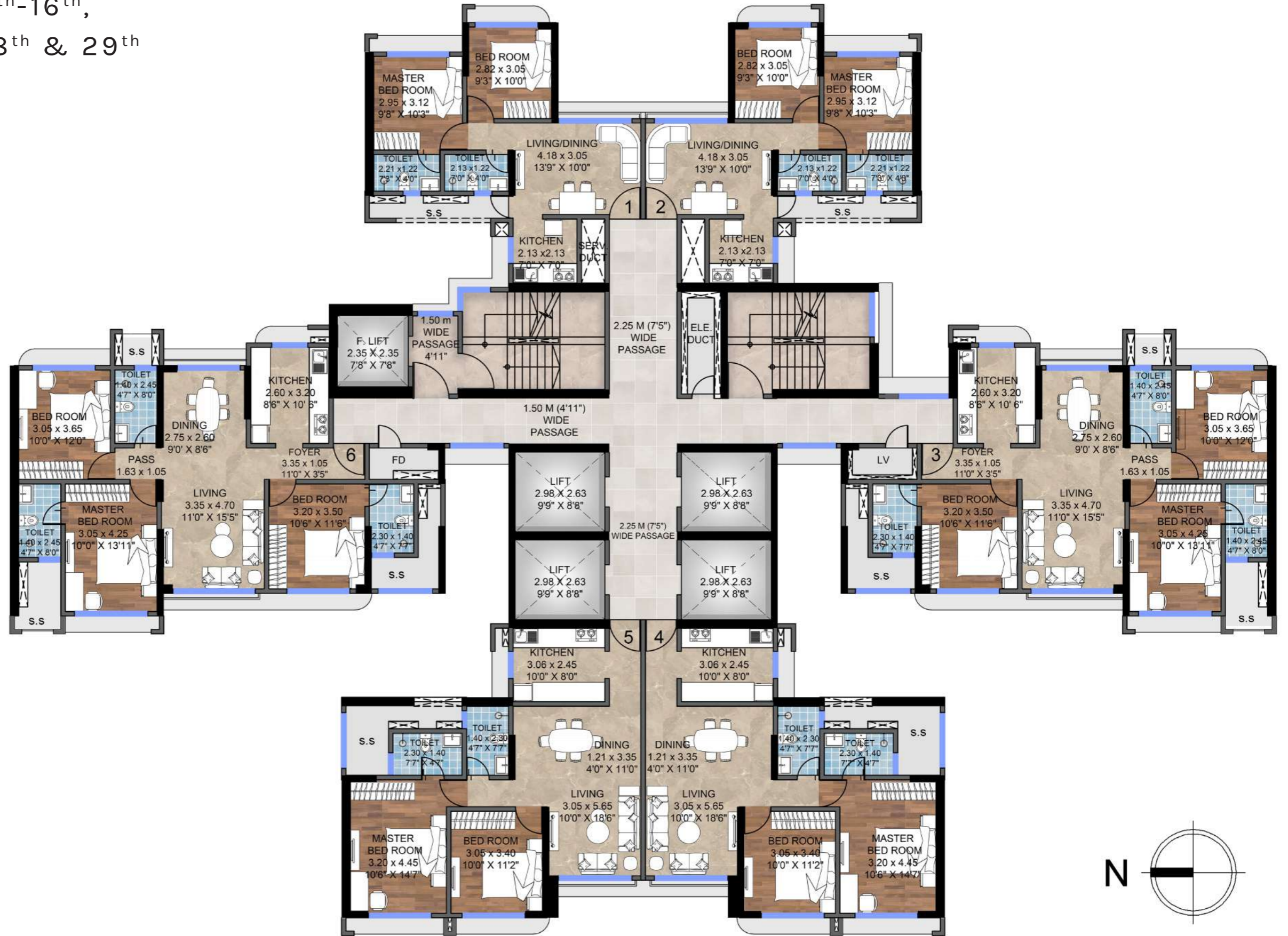


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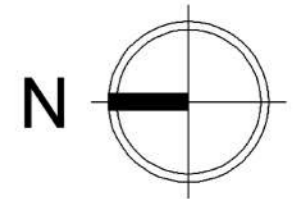


# TOWER 3 | TYPICAL FLOOR PLAN

1<sup>st</sup>, 3<sup>rd</sup>-6<sup>th</sup>, 8<sup>th</sup>-11<sup>th</sup>, 13<sup>th</sup>-16<sup>th</sup>,  
18<sup>th</sup>-21<sup>st</sup>, 23<sup>rd</sup>-26<sup>th</sup>, 28<sup>th</sup> & 29<sup>th</sup>



KEY PLAN



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# MEXTECH

## WHERE VISION MEETS EXCELLENCE: MEXTECH GROUP'S JOURNEY

Embark on a journey with Mextech Group, where the artistry of urban living meets visionary design. Founded on a commitment to excellence, integrity, and unparalleled customer satisfaction, Mextech Group emerges as a beacon of trust in the realm of real estate. A harmonious fusion of esteemed brands - Nandivardhan Group, Ekatva Group, and RRC Ventures - lays the cornerstone of our legacy.

At Mextech Group, we redefine urban landscapes with spaces that epitomize sophistication, luxury, and enduring value. Our pledge of timely delivery underscores our dedication to realizing our clients' dreams of owning exquisite homes and premier commercial establishments. From meticulous planning to flawless execution, we spare no effort in crafting architectural masterpieces that resonate with elegance and distinction.

**35+** PROJECTS DELIVERED

**4 MILLION** SQ FT

**1800+** HAPPY FAMILIES

**40** YEARS OF LEGACY

## A LEGACY THAT PAVED THE WAY TO INFINITE URBAN LIVING.



Renowned across Thane & Mumbai for swift delivery and top-tier quality.



MANASAROVAR  
Thane



PARK PALAZZO  
Matunga



MOUNT CASA  
Thane



FORTUNA BLUE  
Lower Parel



With over 40 years of legacy in Thane, excelling in mammoth commercial projects.



OPAL SQUARE IT PARK  
Wagle Estate, Thane



ORION BUSINESS PARK  
Kapurbawdi Jn. Thane



ORIANA BUSINESS PARK  
Wagle Estate, Thane



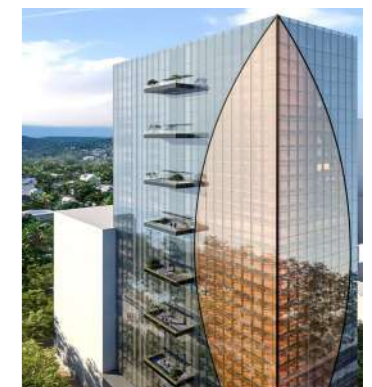
Premium Engineering & Construction House



KONAR BUSINESS PARK  
Wagle Estate, Thane



CHARMS GLOBAL CITY  
Ambarnath



THE CAPITAL TREE  
Pokhran Road-2, Thane



A PROJECT BY  
**MEXTECH**

Joint Initiative By



Consulting / design

Architect:

Deepak Mehta Architect

Mep Consultant:

Engineering Creations Public

Health Consultancy Pvt. Ltd.

RCC Consultant:

Mahimtura Consultants

Private Limited.

Licensing Architect:

Suvarna Ghosh Architect

& Int. Designers

EC (Environment

Clearance):

PRISTINE CONSULTANTS

IGBC Consultant:

Aeon Consultant

Site Address: Tulsidham Road, Near Neelkanth Palms, Manpada, Thane (W), Maharashtra 400 607

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