



YOUR  
PRIVATE OASIS  
AWAITS



NARANG  
PRIVADO



TURN OFF  
THE BUSTLING  
AVENUE  
IN THE HEART  
OF THE CITY.




AND  
ENTER YOUR  
OWN PRIVATE  
PARADISE.

PRESENTING  
NARANG PRIVADO.  
7 ACRES OF  
LUXURY LIVING,  
JUST OFF  
POKHRAN ROAD - 1.





A tree-lined pathway winds through this lush, forest-themed podium.

An aerial view of a modern residential complex. In the foreground, a large, well-maintained lawn is bordered by a paved walkway. To the left, a multi-story building with large glass windows and balconies is visible. In the center, a clubhouse building with a flat roof and large windows is situated. The background shows a dense urban landscape with various high-rise buildings and a range of green mountains under a clear blue sky. A large white circular graphic is overlaid on the right side of the image, containing text.

Narang Privado is not just a home; it's the perfect balance of city life and tranquility. A 7-acre residential oasis, hidden in the middle of the city.

Expansive lawns connect residential towers to the clubhouse.



The sound of liltng water relaxes poolside visitors.

Winding walkways fringed with lush trees. Private corners where you can reconnect with yourself. Plenty of fresh air, light and space to find inspiration every day. It's an environment that restores delights and energises.




*"When you actually come in, you don't feel like you're going into a residential project, you feel like you're going into a resort."*

- Kiran Kapadia | Principal Architect, Kapadia & Associates







# THE BEST OF NATURE AND URBAN LIVING: ALL WITHIN EASY ACCESS.

Narang Privado is located where the city meets the great outdoors, just off Pokhran Road - 1: the centre of life in Thane West.

Here you will find the best of shopping, dining and important business hubs. Korum and Viviana Malls are just round the corner. As is the greenery of the Yeoor Hills, contiguous with the vast Sanjay Gandhi National Park - one of the world's largest urban forests.

The proximity to Thane Railway Station and the upcoming metro stations, makes travel to other parts of the city a breeze.



Garden Estate

R Mall

Kashinath Ghanskar Natyagruha

Kapurbawdi Metro Station

Tattvagyan Vidyapeeth

Vasant Vihar High School & Jr. College

Hiransandani Meadows

Yeor River

Garden Enclave Building 1 to 8

Lokupvan

High Street Mall

C P Goenka Intl School

Balkum Metro Station

Upvan Lake

COURTYARD

Infinity Shopping Arcade

TMC Water Tank

Laxmi Narayan Residency

Bethany Hospital

Little Flower High School

TCS Yantra Park

Kapurbawdi Circle

Majiwada Metro Station

Kores Nakahatra

Vartak Nagar

IBIS Hotel

Viviana Mall

Jupiter Hospital

Gokul Nagar

Lokamanya Nagar

NARANG PRIVADO

Hotel Setkar Residency

Shrimati Sulochana Devi Singhania School

D N Nagar

Saket Ground

Omega Business Park

Vedant Complex

Cadbury Junction

Cadbury Junction Metro Station

Korum Mall

Mahapatika marg Metro Station

Nitin Junction

Thane Railway Station

Ashar IT Park

Yeor Hills

SGNP

BHWANDI ROAD

GHODBUNDER RD

POKHRAN RD NO 2

POKHRAN RD NO 1

EASTERN EXPRESS HIGHWAY

LBS ROAD

ALMEDA ROAD



# SITE PLAN



1. Arrival Sculpture
2. Tower Drop-off Lobby
3. Seating Nook
4. Arrival Courtyard
5. Vertical Garden
6. Tea Pavilion
7. Forest Walk

8. Walking Track
9. Garden Pavilion
10. Outdoor Gym
11. Beach Volleyball Court
12. Party Terrace
13. Relaxation Lounge
14. Rock Climbing Wall

15. Play Lounge
16. Multi-purpose Lawn
17. Kids Play Village
18. Family Pavilion
19. Lap Pool
20. Kids Pool
21. Jacuzzi

22. Water Wall
23. Pool Deck
24. Pool Cabanas
25. Alfresco Dining
26. Viewing Deck
27. Children's Play Area
28. Yoga Pavilion

29. Dining Pavilion
30. Toddler's Play Pod
31. Pet's Corner
32. Padel Court



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DESIGNED LIKE A RESORT.  
TO TRANSPORT  
YOU TO ANOTHER WORLD.



The grand entrance leads to lush landscapes beyond.



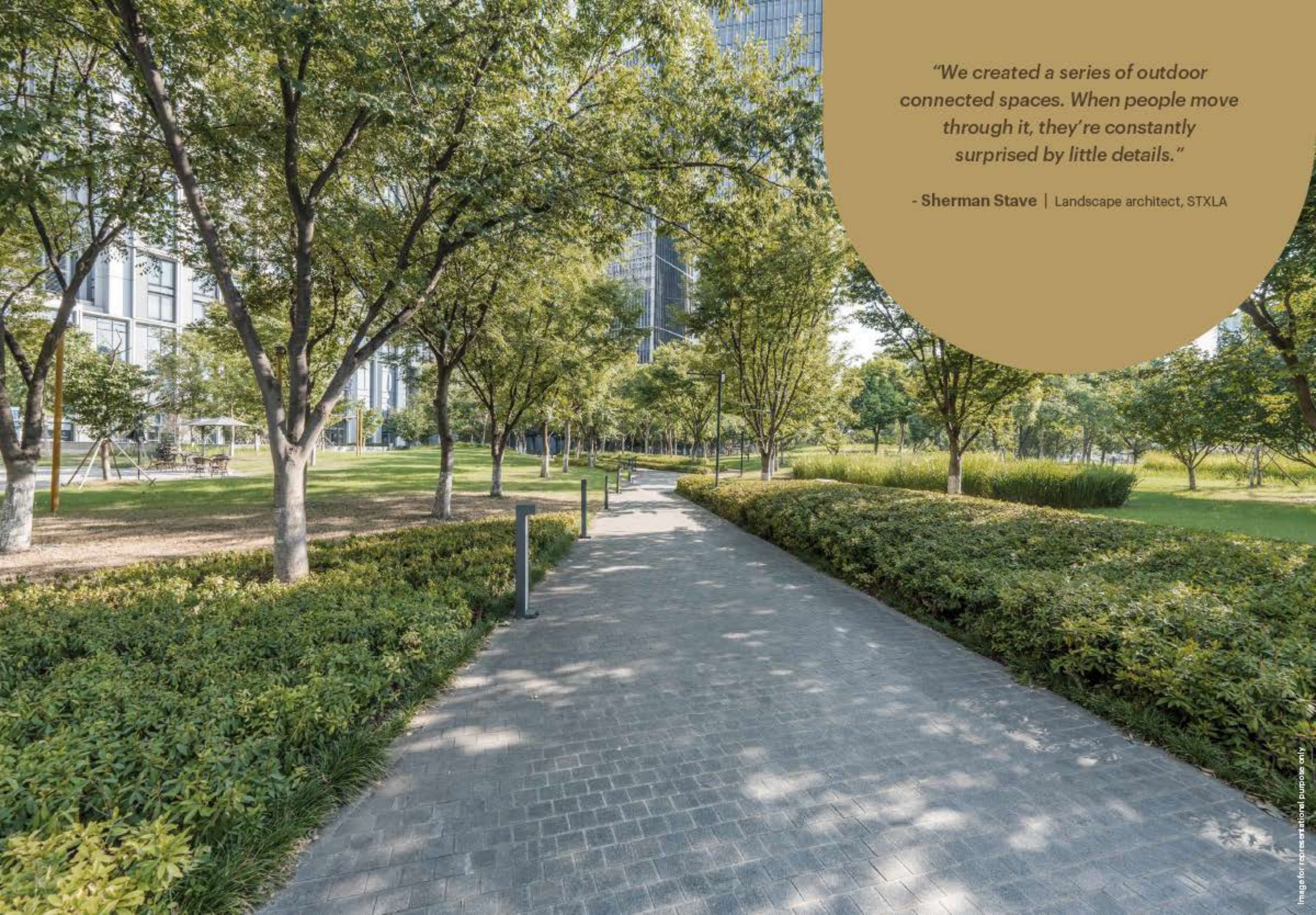
The lobby sets the tone for a fine living experience.

Your car drops you at the grand entrance. A vast, triple-height lobby connects seamlessly into a private world of outdoor pavilions with dining spaces, work lounges, and winding pathways that lead through forested greens.

Narang Privado features an upper podium with sprawling lawns, 2 grand clubhouses and multiple, interconnected outdoor pavilions. The lower podium is a private oasis with interconnected pools. A bridge cantilevers over the water to access private cabanas and a soothing waterwall.

Narang Privado is truly like living at one of the world's finest resorts.





*"We created a series of outdoor connected spaces. When people move through it, they're constantly surprised by little details."*

- Sherman Stave | Landscape architect, STXLA



THE CITY'S  
BEST AMENITIES.

YOUR PRIVATE  
RETREAT AT HOME.





Lounge by the poolside?  
Or sit at the café? The choice is yours.

Narang Privado's gardens lead into the heart of the community: the clubhouses.

Spread over 33,000 sq. ft., they feature a massive, double-heighted Arena that can be used for everything from concerts and children's performances, to community activities. The Banquet Room is spread over 2 levels with an additional outdoor lounge area. The café leads out onto the poolside, with its cantilevered bridge and private cabanas.

The clubhouses are the perfect place to unwind, on par with the world's best resorts.



*"We're catering to people who are discerning, travelled, and demand design with style and elegance."*

- Sharookh Mehta | Interior Architect, MeDeSa



# KEY AMENITIES

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Vehicle free, 2-acre central green

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Grand 33,000 sq.ft. clubhouse with:

- Separate banquet clubhouse
- Squash court
- Well-equipped gymnasium
- Arena
- Crèche
- Indoor games room
- Multi-purpose court

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Key outdoor amenities

- Swimming pools which includes a lap pool, kids pool and jacuzzi
- Children's play area
- Beach volleyball court
- Padel court
- Rock climbing wall
- Walking and jogging path
- Outdoor gym
- Pets park



GRAND  
CLUB LOBBY



# POOLSIDE CAFÉ



LANDSCAPED  
POOL DECK



BANQUET HALL  
FOR OCCASIONS





YOGA STUDIO  
OVERLOOKING  
GREENS



# MULTI-PURPOSE INDOOR COURT



BEACH  
VOLLEYBALL  
COURT



# CRÈCHE





# GENEROUSLY-SIZED RESIDENCES WITH IMMACULATE FINISHES.

Narang Realty is known for building spacious, airy and larger than comparable residences, and Narang Privado is no different. Designed to maximise natural sunlight and cross-ventilation, these grand 2, 3 and 4 BHK residences feature nearly 5-foot wide decks, imported marble flooring, and many other thoughtful features that make living here a pleasure.

No detail is too small to be overlooked.  
You will appreciate the difference the moment  
you walk in.

CROSS VENTILATED  
LIVING AND  
DINING ROOM



3BHK Luxury  
Living and  
Dining Room

MASTER BEDROOM  
WITH WALK-IN  
WARDROBE



3BHK Luxury  
Master Bedroom

EXTRA-LARGE  
WINDOWS



3BHK Luxury  
Bedroom 1



MODERN,  
DESIGNER KITCHEN



3BHK Luxury  
Kitchen

# LUXURIOUS BATHROOMS



3BHK Luxury  
Master Bathroom

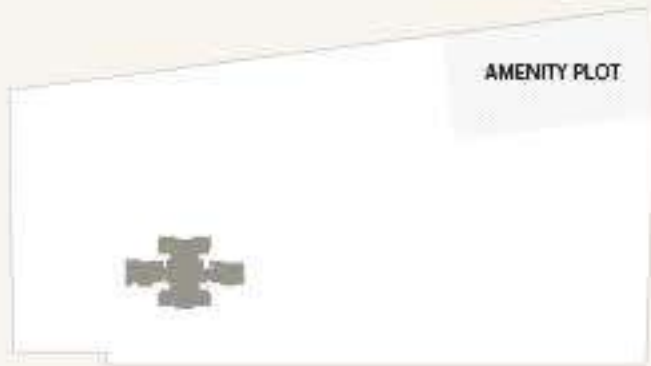
# FLOOR PLANS





# NARANG PRIVADO

## TOWER B TYPICAL FLOOR PLAN



| Unit No. | Typology    | RERA Carpet Area | Deck Area | Total Area  |
|----------|-------------|------------------|-----------|-------------|
| 01       | 3BHK Luxury | 1223 sq.ft.      | 72 sq.ft. | 1295 sq.ft. |
| 02       | 2BHK Regal  | 737 sq.ft.       | —         | 737 sq.ft.  |
| 03       | 2BHK Regal  | 737 sq.ft.       | —         | 737 sq.ft.  |
| 04       | 3BHK Regal  | 1075 sq.ft.      | 53 sq.ft. | 1128 sq.ft. |
| 05       | 2BHK Luxury | 749 sq.ft.       | 53 sq.ft. | 800 sq.ft.  |
| 06       | 2BHK Luxury | 749 sq.ft.       | 51 sq.ft. | 800 sq.ft.  |

### CENTRAL GREEN FACING



### CITY FACING



MahaRERA Registration No. Narang Privado-B: P51700050065

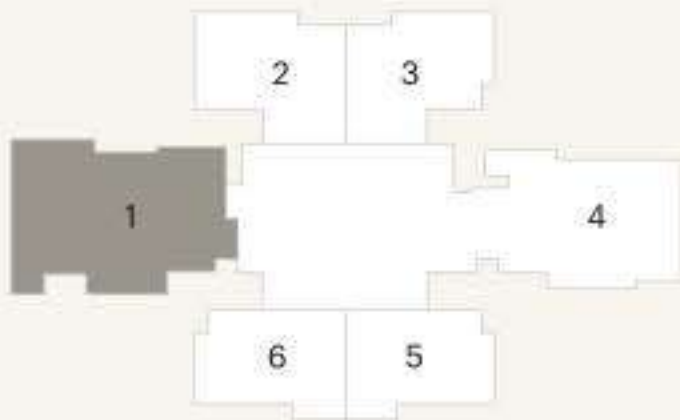
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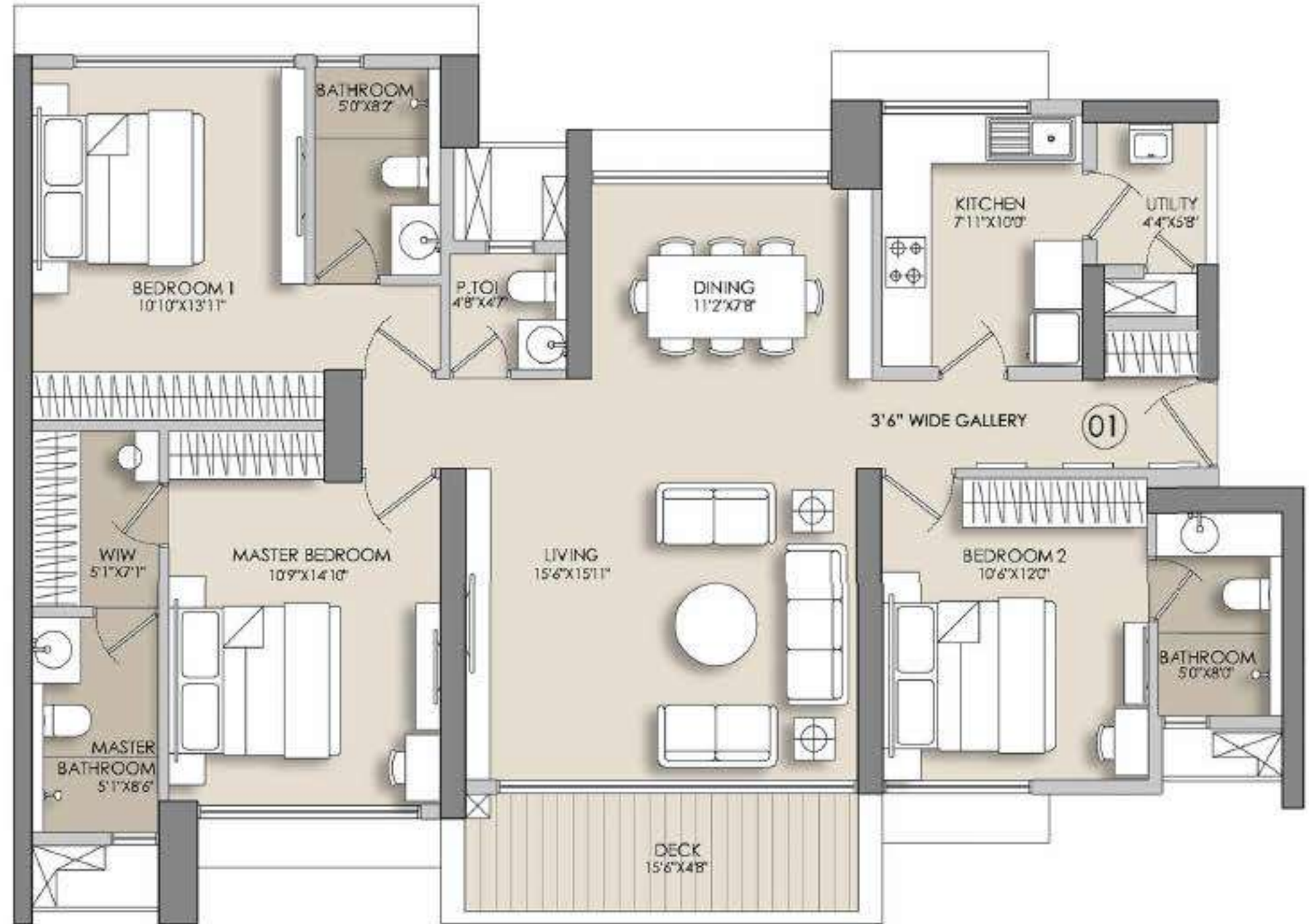
# NARANG PRIVADO

## TOWER B UNIT 01 | 3BHK LUXURY



| RERA Carpet Area | Deck Area | Total Area  |
|------------------|-----------|-------------|
| 1223 sq.ft.      | 72 sq.ft. | 1295 sq.ft. |

CENTRAL GREEN FACING



CITY FACING

MahaRERA Registration No. Narang Privado-B: P51700050065



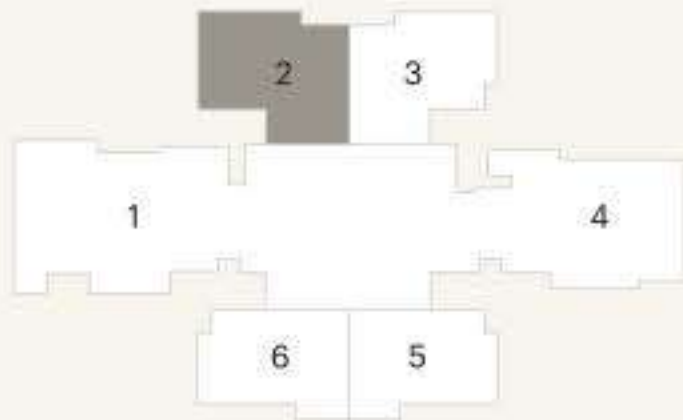
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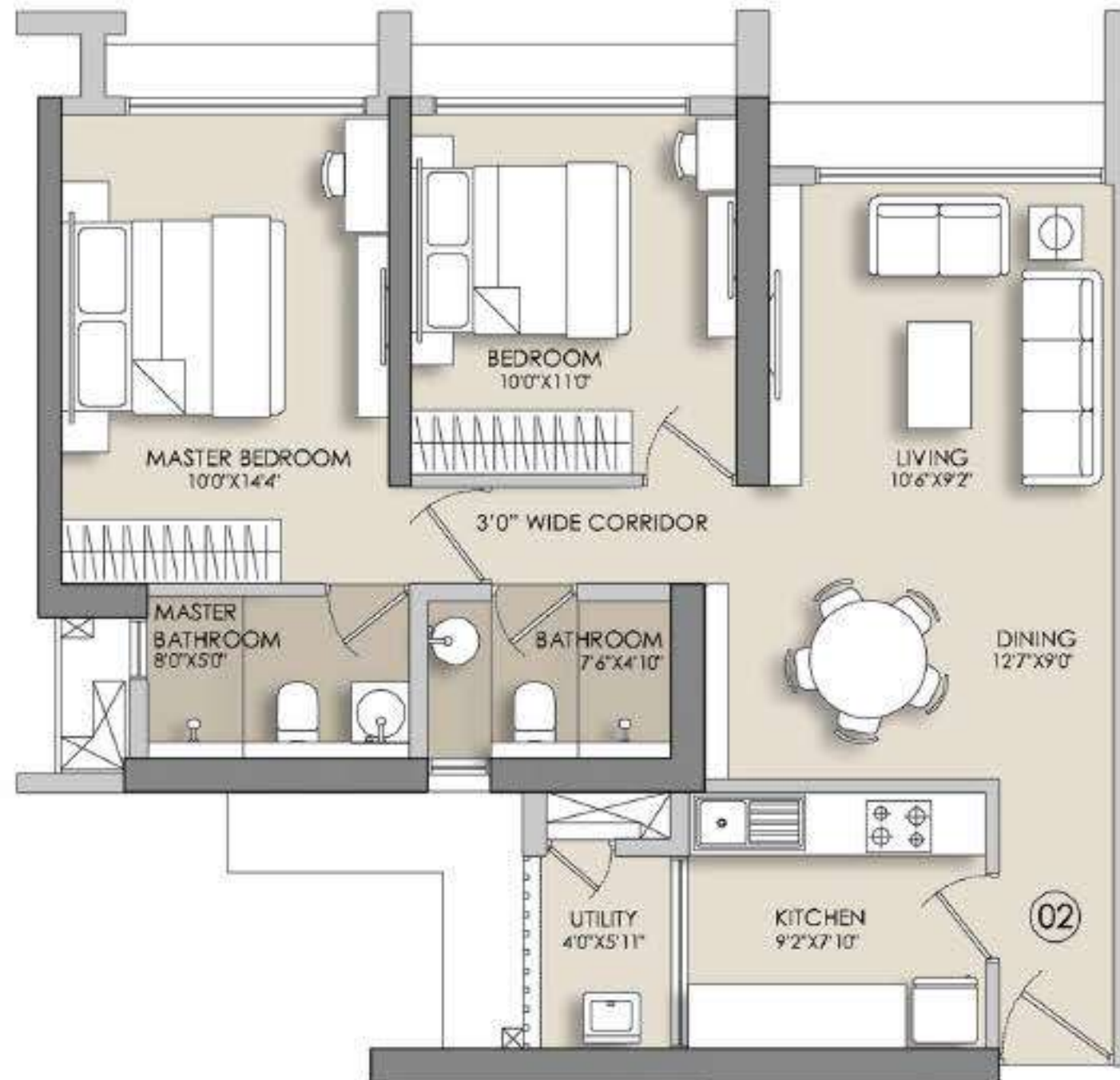
**NARANG  
PRIVADO**

**TOWER B  
UNIT 02 | 2BHK REGAL**



| RERA Carpet Area | Deck Area | Total Area |
|------------------|-----------|------------|
| 737 sq.ft.       | —         | 737 sq.ft. |

CENTRAL GREEN FACING



MahaRERA Registration No. Narang Privado-B: P51700050065

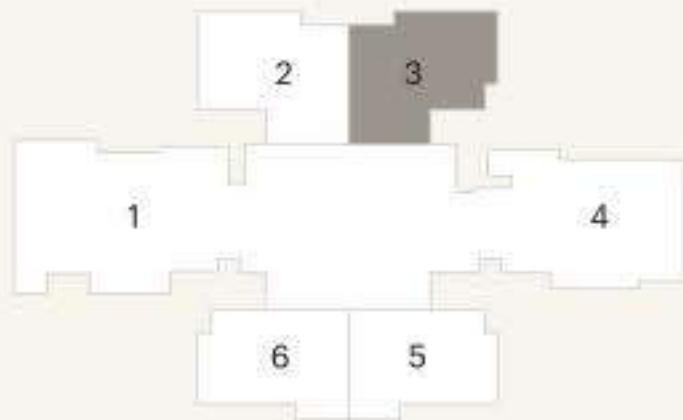
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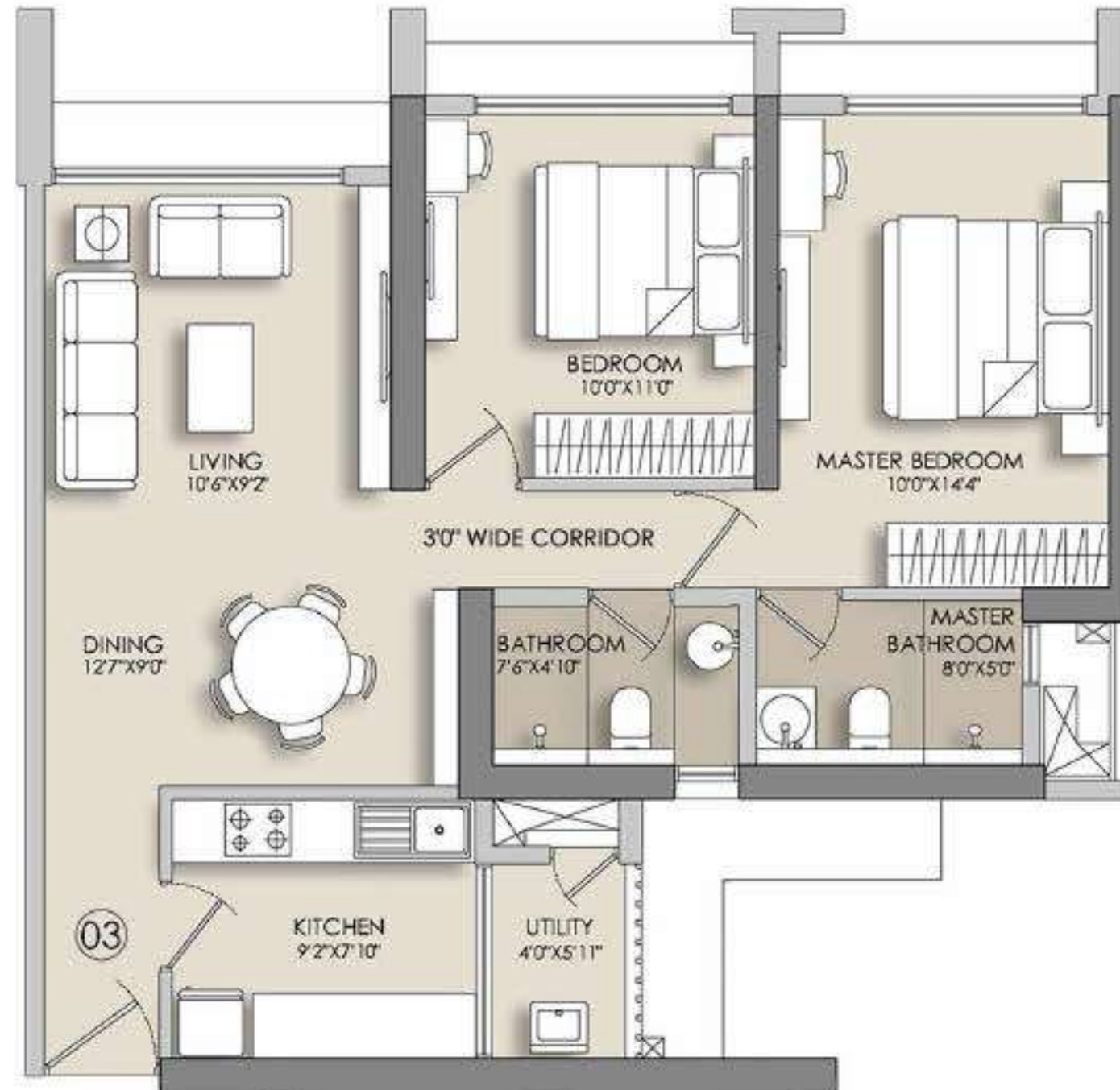
**NARANG  
PRIVADO**

**TOWER B  
UNIT 03 | 2BHK REGAL**



| RERA Carpet Area | Deck Area | Total Area |
|------------------|-----------|------------|
| 737 sq.ft.       | —         | 737 sq.ft. |

**CENTRAL GREEN FACING**



MahaRERA Registration No. Narang Privado-B: P51700050065

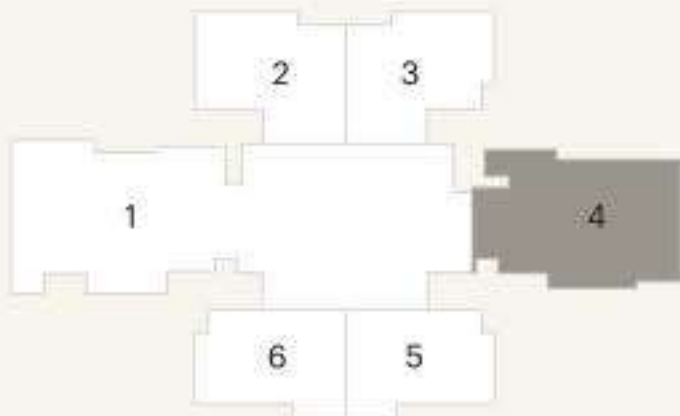
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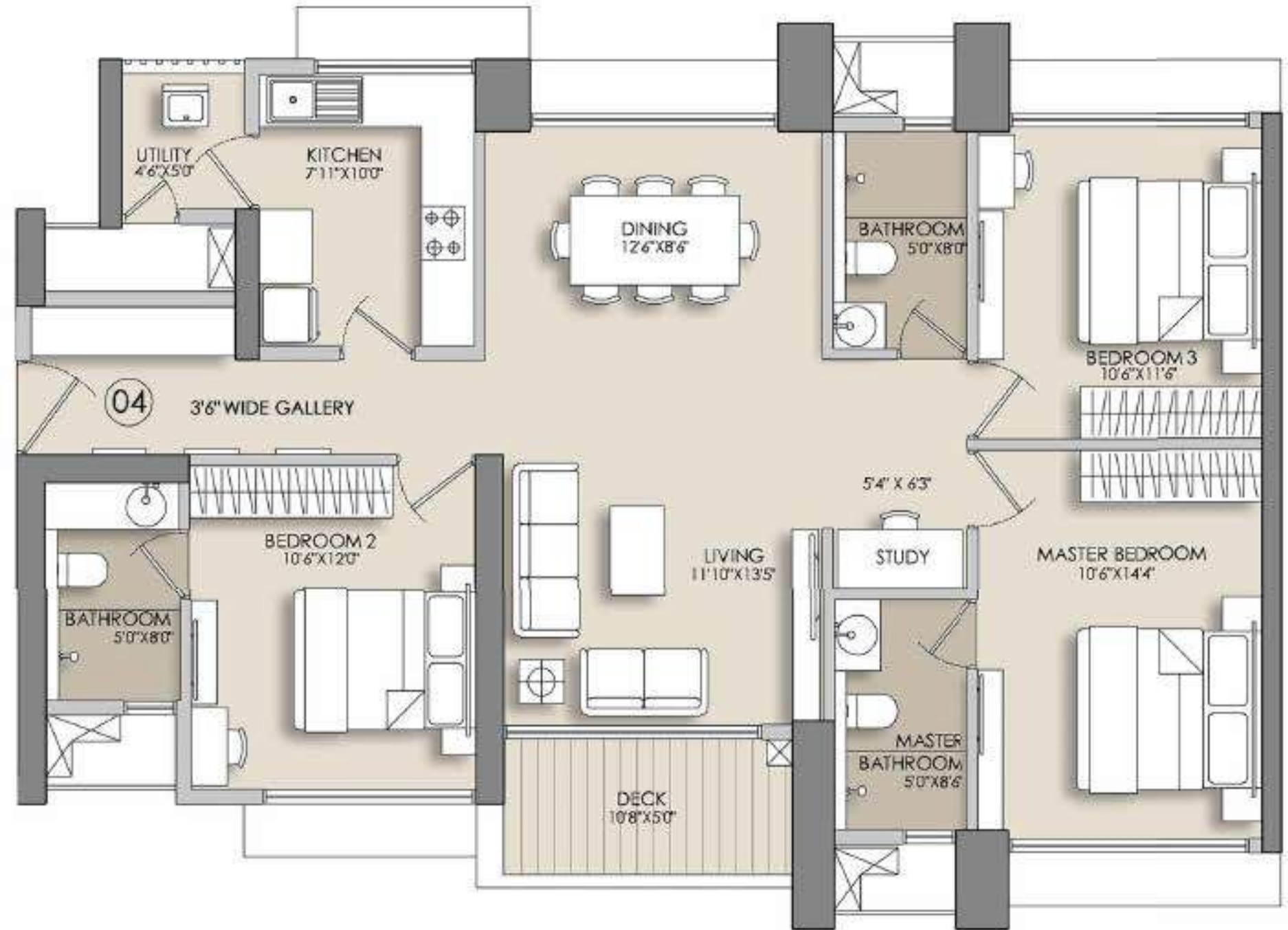
# NARANG PRIVADO

## TOWER B UNIT 04 | 3BHK REGAL



| RERA Carpet Area | Deck Area | Total Area  |
|------------------|-----------|-------------|
| 1075 sq.ft.      | 53 sq.ft. | 1128 sq.ft. |

CENTRAL GREEN FACING



CITY FACING

MahaRERA Registration No. Narang Privado-B: P51700050065



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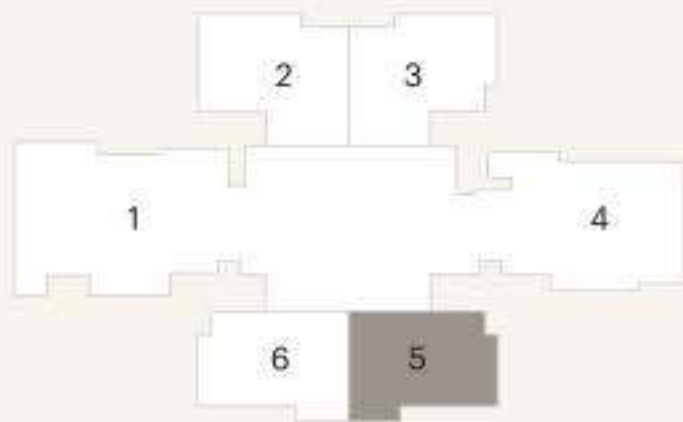




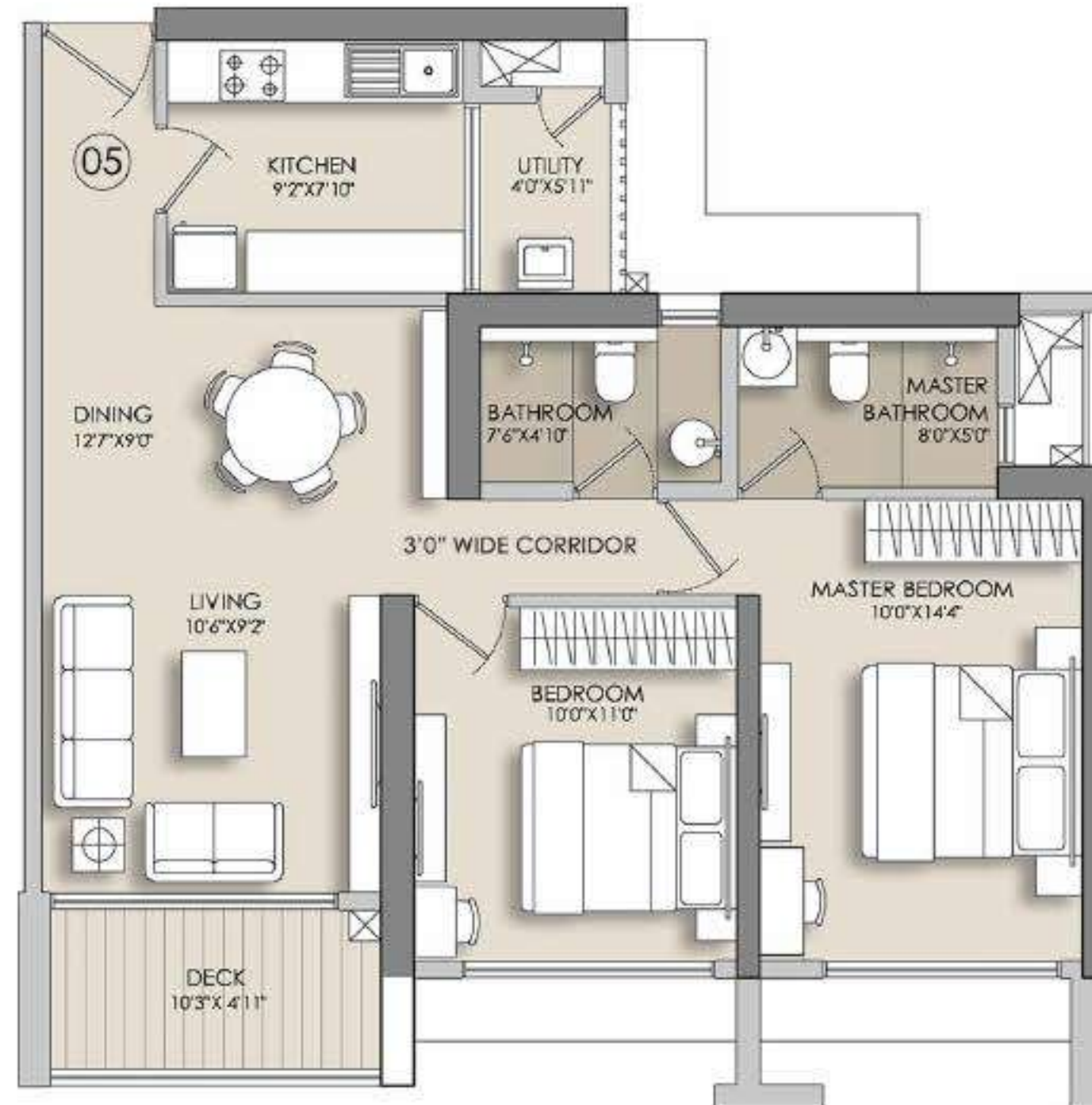


# NARANG PRIVADO

## TOWER B UNIT 05 | 2BHK LUXURY



| RERA Carpet Area | Deck Area | Total Area |
|------------------|-----------|------------|
| 749 sq.ft.       | 51 sq.ft. | 800 sq.ft. |



CITY FACING

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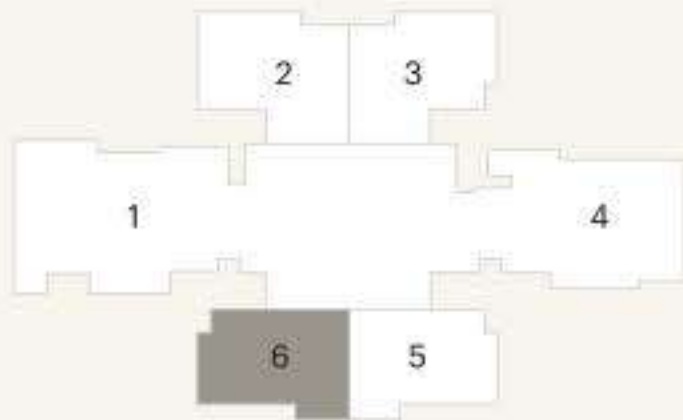
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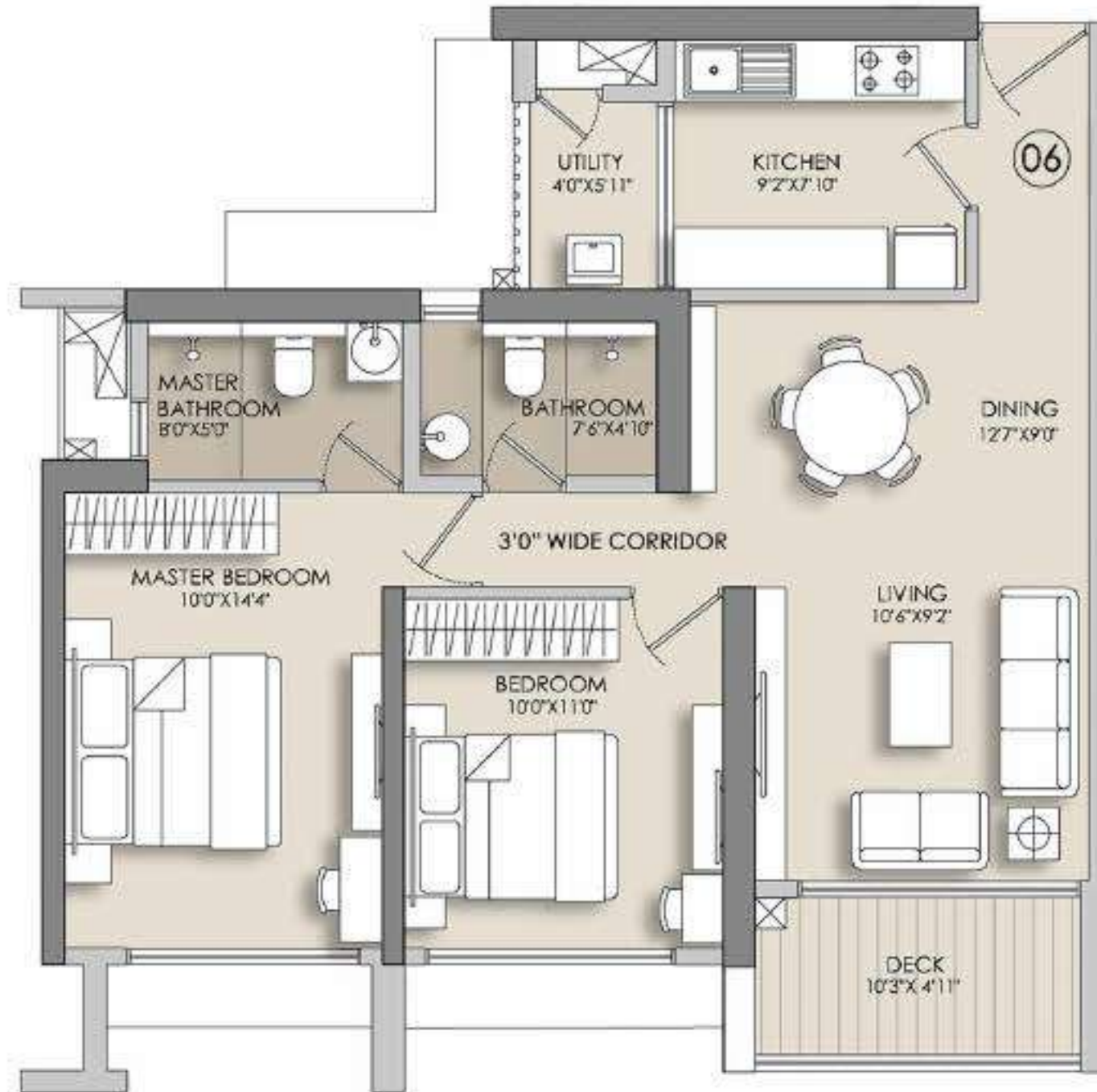


# NARANG PRIVADO

## TOWER B UNIT 06 | 2BHK LUXURY



| RERA Carpet Area | Deck Area | Total Area |
|------------------|-----------|------------|
| 749 sq.ft.       | 51 sq.ft. | 800 sq.ft. |



CITY FACING

MahaRERA Registration No. Narang Privado-B: P51700050065

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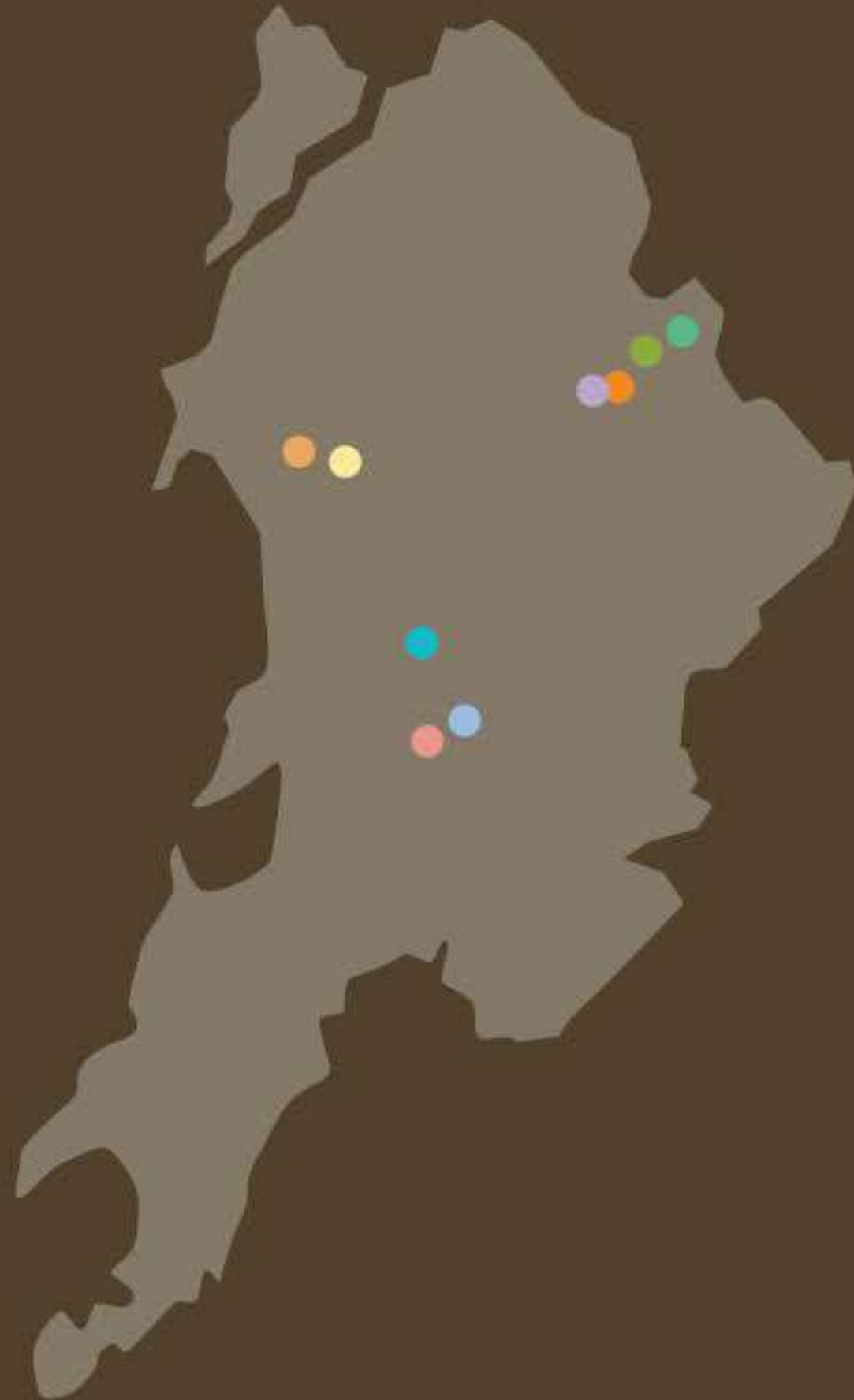
# BUILT WITH NARANG REALTY'S UNCOMPROMISING STANDARDS.

Established in 1988, Narang Realty is a family owned business, focused on developing residential and commercial properties in the Mumbai Metropolitan Region. We have delivered 10 projects totaling more than 5 million sq. ft. to over 2000 happy families. We also own a portfolio of front office, commercial assets totaling 0.5 million sq.ft. in key commercial business district locations in Mumbai.

At Narang Realty, we do not believe in doing anything we cannot do perfectly. The standards that we set for ourselves surpass those expected by the market because we don't see land as a commodity, but a rare resource. Our resolve to do justice to the land is mirrored by our commitment to protecting the environment, by ensuring our business has a net-zero impact. Excellence is our goal, and what keeps driving us forward. We will stop at nothing to deliver it.



# A LEGACY OF DELIVERING THE BEST IN MUMBAI.



| PROJECTS   | LOCATION           |
|--|--------------------|
|  Asteria by Courtyard       | Thane              |
|  Courtyard Phase I        | Thane              |
|  Garden Enclave           | Thane              |
|  Garden Estate            | Thane              |
|  Windsor Corporate Park   | Andheri West       |
|  Windsor Grand Residences | Andheri West       |
|  Windsor House            | BKC                |
|  Windsor                  | BKC                |
|  Emgeen Chambers          | CST Road, Off. BKC |

# DELIVERED PROJECTS

Windsor Grande Residences, Andheri (W)



# DELIVERED PROJECTS

Courtyard, Thane (W)



# DELIVERED PROJECTS



Windsor Corporate Park  
Andheri (W)



Windsor  
BKC



Windsor House  
BKC



Garden Estate  
Thane (W)



Garden Enclave  
Thane (W)



Emgeen Chambers  
Santacruz (E)

# ONGOING PROJECT

Asteria by Courtyard, Thane (W)





# YOUR NARANG HOME IS A CERTIFIED GREEN HOME.

(IGBC/LEED GOLD PRE CERTIFIED)

As a responsible developer, Narang Realty is committed to creating environmentally conscious residential developments that benefit you and the environment.

**Health Impact:** Green homes provide continuous air circulation, improved natural lighting, and reduced dependence on electrical items, enhancing overall well-being.

**Lifestyle Benefits:** We focus on sustainable materials, creating a healthier and eco-friendly living environment.

**Lower Energy Bills:** With their emphasis on energy-efficient features, green buildings can lead to savings of 15-20% on power costs.

**Water Conservation:** Green homes implement water-saving measures, conserving and reusing around 30-50% of water through methods like rainwater collection and efficient STP systems.

**Energy Conservation:** By saving approximately 20-30% of energy, green buildings help reduce the consumption of natural resources, promoting an ecologically conscious lifestyle.

**Waste Management:** waste treatment systems ensure the proper collection, repurposing, and reuse of waste materials.

**Natural Daylight:** Green homes are designed to maximise natural light, reducing the need for artificial lighting and resulting in both health benefits and lower electricity expenses.

# ARCHITECT'S SPEAK

**KAPADIA ASSOCIATES**  
architecture • urban design

**Kiran Kapadia**  
Founder Director  
KAPL

The project aims to create an urban resort experience. From the moment you are dropped off at a resort and begin your journey there until you leave, there are no cars to be seen. Thus, the inside and outside have kind of blended together to create a very similar kind of motif. The elevation of the towers have been inspired by iconic buildings in New York. Someone will be able to identify them from afar. Narang Realty looks at, every project, like a boutique project, because their pedigree has been one of doing high-end boutique projects.



MEHTA DESIGN ASSOCIATES

**Sharookh Mehta**  
Founder  
MEDESA

The theme of the clubhouse is of style and elegance, focusing on young people coming and staying in Thane, a changing area with sophisticated residential complexes. They've travelled, seen a lot, and been exposed to a lot. So, we aim to provide something that complements their expectations. The type of work that Narang Realty do is very sensitive to the requirements of their clients.



**Sherman Stave**  
Principal and Landscape Architect  
STXLA

The project was a large, open canvas with a focus on creating a distinctive landscape based on pattern language. We wanted to make sure that whatever we did for this project was going to differentiate it from the rest of the marketplace. Narang Realty has been very supportive and they have really embraced the ideas that we have brought to the project.

# FEATURES & FINISHES

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## LOBBY FINISHES

Italian marble flooring

Concierge desk

Waiting lounges

## APARTMENT FEATURES

Imported marble flooring in living room, dining area, common spaces and bedrooms

Upto 5 ft. wide decks with tiled floors and glass railing

Sliding windows with provision for mesh mosquito screen

Video door phone with intercom facility at apartment entrance

Gypsum-finished internal walls with low VOC paints

Sturdy, modern doors and doorframes in every residence

## MECHANICAL, ELECTRICAL AND PLUMBING (MEP)

Sprinkler system in every room

Sufficient electrical points in every room

Sufficient data points in the full house

Concealed copper wires

High quality pipes and plumbing

System designed windows

---

## KITCHEN FEATURES

Designer tile flooring

Stainless steel sink

Granite counter tops with tiled dado

Provision for gas connection, exhaust fan and water purifier

## BATHROOM FEATURES

Designer flooring and dado (till false ceiling)

Premium sanitary and CP fittings

Water heater in each bathroom

Provision for exhaust fan





NARANG  
PRIVADO



MahaRERA Number: Narang Privado - B - P51700050085

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