

# Xrbia Neral Courtyard Homes



# Project Overview

- Xrbia, Neral is located on the foothills of the Sahyadri Mountains and has an incredible view of the Matheran hills and Chillar river.
- Surrounded by lush greenery and undulating hills, Xrbia, Neral offers you more than what you expect. Spread across 60 acres, Xrbia, is a place that is in complete harmony with nature
- With breathtaking views and on the banks of the serene river Chillar, Xrbia is a tranquil retreat of affordable apartments
- The property has dedicated green open spaces like playgrounds, pools, parks, roads, and other recreation areas for its citizens



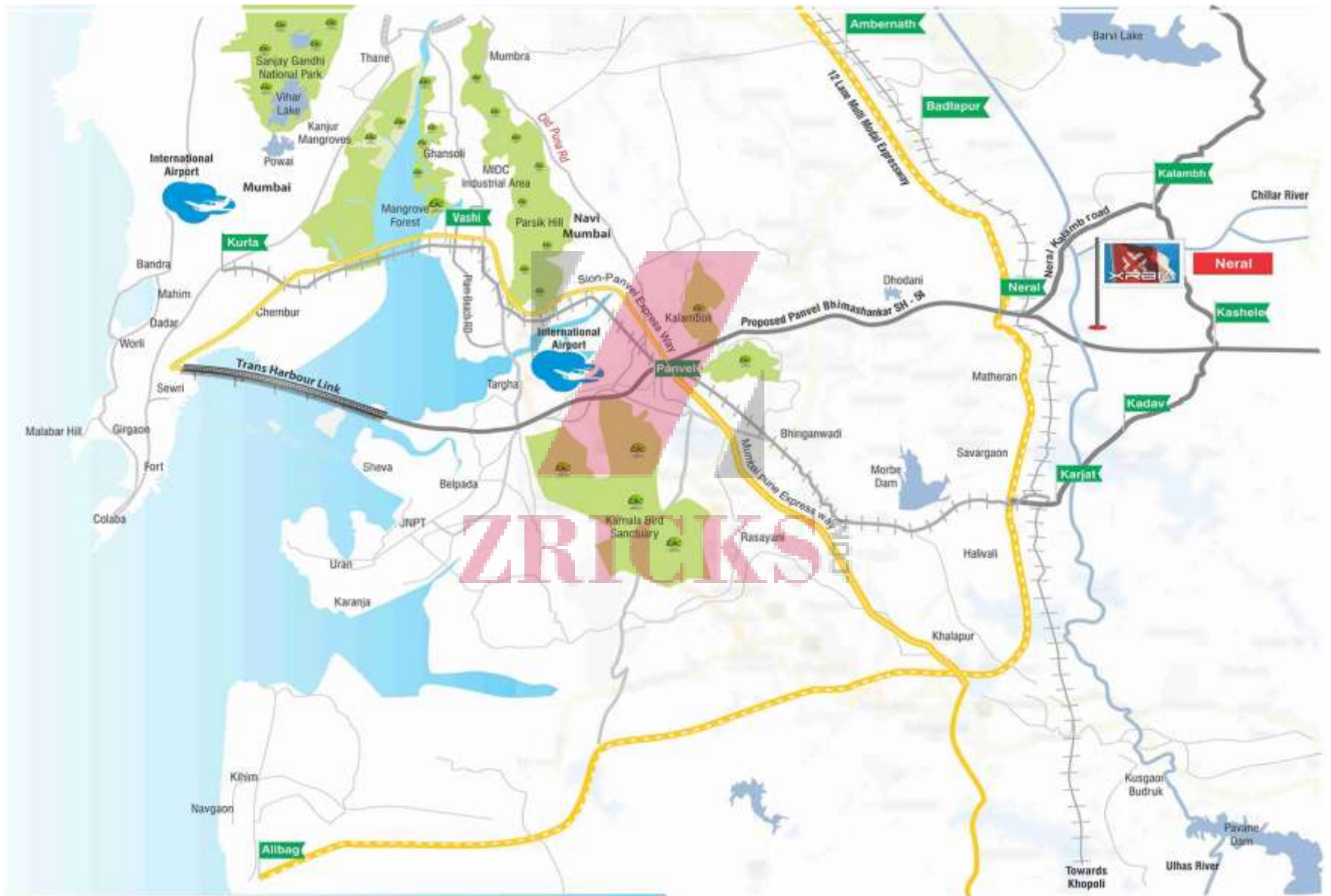
# Masterplan

- Meticulously planned by architect Hafeez Contractor, this project offers 2BHK luxury and compact apartments to match your unique tastes. The innovative masterplan reflects an intelligent use of space conservation and eco-friendliness to embody the cluster of 712 beautifully styled apartments. The interconnected wide avenues are lined with lush trees and comfortable seating to ensure a relaxing yet dynamic setting



# Location Overview

- Strategically located at Neral, a town in Raigad district Maharashtra, Xrbia is situated on the banks of the river Chillar
- Neral is an upcoming hub in western Maharashtra. It is 83 kms from Mumbai and is at the foothills of Matheran, a popular hill station. The project is well-connected to several railway stations like Neral, Karjat and Bhivpuri
- Besides this it is easily accessible from Mumbai and Navi Mumbai
- The proposed MMRDA 12 lane highway will offer quick connectivity from Khopoli, Badlapur as well as the Mumbai - Goa highway via Pen
- Also the proposed Navi Mumbai international airport is in close proximity. With Neral identified as a green zone, Xrbia stands out as an ideal destination to live in



# Key Amenities

- Seismic Zone III Compliant Structure
- Rcc Framed Structure
- Kone or Equivalent
- Interior - Primer Finish
- Exterior - Acrylic Emulsion Paint
- Enamel Paint for Ms Grill
- Bedroom / Kitchen - Vitrified Tiles
- Bath / WC / Balcony - Anti-skid Ceramic Tiles
- II Floor Lobbies Including Stilt Lift Lobby
- Matt Finish I Glossy Ceramic Tiles
- Granite Kitchen Platform With SS Sink and Tap
- Ceramic Tile Cladding 2 Feet Height above Kitchen Platform
- Bathroom Ceramic Tiles Dade upto 7 Feet Height
- High Quality Wash Basin
- Water Efficient 6x3 Litre Dual Flush ewc in Toilet
- Specially Designed Doors with Door
- Shutters and Good Quality Door Fittings

# Key Amenities

- Bathroom & Toilet Doors - Water Proof Doors
- Windows / Ventilators
- All Water Supply Lines are of Upvc/Cpvc or Equivalent.
- Points for Water Filter, Exhaust Fan and Refrigerator in Kitchen
- Exhaust Fan Point in WC / Bathroom
- One TV Point in The Living Room
- Concealed Copper Wiring
- Elegant Designer Modular Electrical Switches
- For Safety, one Earth Leakage Circuit Breaker (elcb) in every Apartment
- One Miniature Circuit Breaker (mcb for Each Circuit at the Main Distribution Box in Every Apartment
- 24x7 Security
- Local Shopping Complexes
- Power Back-up for Common Areas and Lifts
- Community Centre and Swimming Pool
- Landscaped Gardens with Walking Area
- Club House
- Car Park

# Configuration and Other Specification

Type	Base Price	Area	Basic Consideration
Garden Flat 2BHK	2000	821	19.4 Lacs
1st to 4th Floor, 2BHK	2000	790	18.8 Lacs

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# 1 TO 4 FLOOR PLAN



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