



once in your
Lifetime





once in your
Lifetime

nestled in the lap of
Nature

Imagine waking up to lush greenery, breathing in fresh air and beholding the most magnificent view from your balcony. Set against the picturesque backdrop of Central Park (spread across 290 acres), Delta Central is your heaven on earth.

CENTRAL PARK, KHARGHAR



once in a lifetime
Location



Site Address : Plot No. 4, Sector-23,
Beside Iskcon Temple,
Opp. Central Park,
Kharghar, Navi Mumbai

DELTA CENTRAL

the essence of nature

Kharghar Location Advantages

- Proposed Fun City of approx. Rs. 8700 crores (Approved by Govt.) styled like Disneyland and Singapore's Sentosa Island
- 217 acres of Central Park (Designed like London's Hyde Park and New York's Central Park)
- Metro Rail Station at 1 k.m.
- Iskcon Temple
- TATA Cancer Hospital
- Entertainment centers like 'Utsav Chowk' and 'Shilp Chowk'
- Reputed educational institutes
- Golf Course
- 8 Kms. (approx.) from the proposed International Airport and D.Y. Patil Stadium
- Connected with Mumbai-Pune Highway
- Market areas and other convenience like malls, multiplexes, Kharghar railway station etc. at a short distance
- The Morbe Dam undertaken by the Navi Mumbai Municipal Corporation ensures 24 hours water supply throughout Kharghar
- Having purchased 101 mega watt electric power, now, Kharghar complements with uninterrupted 24 hours electricity, exempting it from the regular power cuts
- Proposed 14 track road connecting Sion-Panvel will soon enable commuters to reach Kharghar within 20 minutes from Sion

Kharghar Location Advantages



Upcoming International Airport



Metro Railway



Kharghar Railway Station



Shilp Chowk



Utsav Chowk Kharghar



Kharghar Central Park



ISKCON Temple



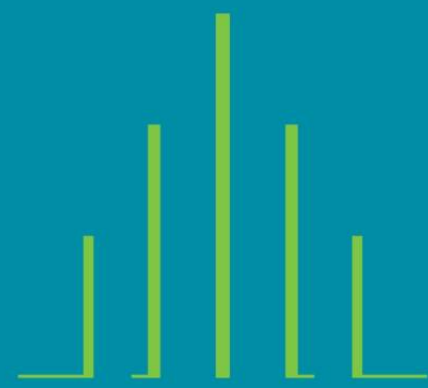
Kharghar Valley Golf Course



D.Y. Patil Stadium



Upcoming Navi Mumbai Corporate Park



DELTA CENTRAL

the essence of nature

Delta central is nothing less than a wonderland. From the most iconic location and view of endless acres of tranquil land to the ultra-luxurious homes and elite clubhouse; it is where you live the life of your dreams.

once in a lifetime
Opportunity



2 Towers of **G + 27 Storeys**

2 Towers of **G + 25 Storeys**

2 & 3 BHK Premium Apartments & Shops

Mesmerizing Views of
Central Park & Golf Course

Abundant Recreational Open Space

Located on **25 Mtr. Wide Road**

Close to Iskcon Temple

Metro Station at 1 km.

Nearby the Proposed International Airport

an epitome of brilliant
Architecture

Luxury lives in the finest details.
Behold the breathtakingly
beautiful residential towers that
are iconic in concept and path-
breaking in design.





As the sublime statement of your lifestyle, each residence here is a testimony to opulence, elegance and grandeur. Luxury and nature embrace you with open arms at Delta Central.





once in a lifetime
Privileges

Life here, is a life worth envying; from the palatial luxuries, to the modern amenities every aspect is planned to delight you. A sensational lifestyle with elite privileges make life a never ending celebration.





Shades of green to
Charm you

Outside the walls of your ultra-luxurious abode lies beautiful lush garden. Sit back, relax and spend some quality time with your loved ones. Let the open green space work its magic on you.

- Landscaped garden with acupressure pathways
- Pergola/Gazebos
- Elevated jogging track
- Well-designed calming water bodies



dive into an oasis of
Tranquillity

The sparkling blue swimming pool is a true aquatic escape from the daily routine. Come, take a dip and feel rejuvenated.



All that you need to
Be happy

From sports to fitness and celebration to entertainment; all your needs are taken care of. There is no space for stress or boredom, life here is simply about happiness.



- Fully equipped gymnasium
- Banquet hall
- Cafeteria
- Skating rink
- Tennis court
- Free play area for cricket, football etc.



elevate to breath-taking
Opulence



Endless acres of picturesque land, as far as the eye can see. You will run out of adjectives but the beauty of the stunning views from each window of Delta Central will mesmerize you for a lifetime.



World-class Features

- Swimming pool, infinity pool & lap pool
- Air-conditioned aerobics centre with personal trainer
- Landscaped garden with acupressure pathways
- Rock fountains with water fall
- Pergola/Gazebos
- Zodiac & herbal gardens
- Well-designed calming water bodies
- Cafeteria
- Therapeutic spa
- Children's play area with Disney Park theme
- Gaming zone & fun library in play area
- Kids pool with water slides
- Free play area for cricket, football etc.

perfect place to form
Friendships

General Features

- Ample sheltered and open parking space on the ground, first and second floor
- Decorative double height entrance lobby with air conditioned lounge
- Branded high speed elevator in each wing
- Power backup facility for lifts, water pump & lighting of common area
- Decorative checkered stone tile in surrounding compound area

Apartment Features

- R.A.K. Dubai morbonite flooring or equivalent
- European wooden flooring in master bedroom
- Plush spacious bedrooms
- UPVC sound proof French windows or equivalent
- Designer bathroom with branded sanitary ware & fixtures
- Beautiful mix of anti-skid vitrified tiles, glazed tiles and agglomerate Italian-styled marble in all bathrooms
- Solid-wood intricately carved door
- Anti-skid tiles on attached terraces & balconies
- 3 tier security system
- Modern fire extinguishing system





once in a lifetime
Experience

A magnificent fusion of nature's beauty and human imagination, these brilliantly designed residential towers set the mood for a dreamlike lifestyle.



once in a lifetime
Magnificence

When stylish and intelligent design meets top notch detailing and craftsmanship, you have an insignia of premium residential luxury which exude unmatched beauty, class and elegance.

It's the most private, individual and leisurely space in your home, crafted for restful dreams and inspiring mornings. Here a sense of calm and contentment prevails creating a blissful ambiance.

escape into the world of
Contentment





life, way beyond your
Aspirations

A keen eye for detail and great design acumen ensure you get the best in home comfort. There is more than enough space for you to simply relax and be yourself.

Formed with attitude, designed with grace;
bestowed with substance and elevated with
space. These built to perfection, premium
residential homes are adornment of luxury and
nature for everlasting happiness.



once in a lifetime
Happiness



Quality that surpasses expectations



On time project completion... everytime

IN A WORLD FULL OF PROMISES, BALAJI GROUP STRONGLY BELIEVES IN DELIVERING

"We create architecture that stands for beauty, quality and sustainability."

Setting the new benchmarks for excellence in design, quality and architectural detailing, Balaji Group is a premier real estate developer headquartered in Mumbai. We raise the bar for quality, innovation and commitment. We are aspired to create spaces that inspire refined living.

We have a strong reputation for completing all our projects in timely manner. Our commitment to on time project completion is unparalleled. Intellectual planning, thoughtful development, urbane design, refined landscaping and ultra-modern features are the trademark features of all our projects.

We create buildings with immense passion which is provoked by inspiration, imagination and innovation. The grand success of our fabulous past projects is the evidence of the same. With its constant desire for spectacular creation, Balaji Group is sure to provide its customers a lot more marvellous wonders in the near future.



once in a lifetime
Association





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Structural Consultant

Epicons Consultants Pvt. Ltd. - Thane, Navi Mumbai

Developers

Balaji Corporation

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