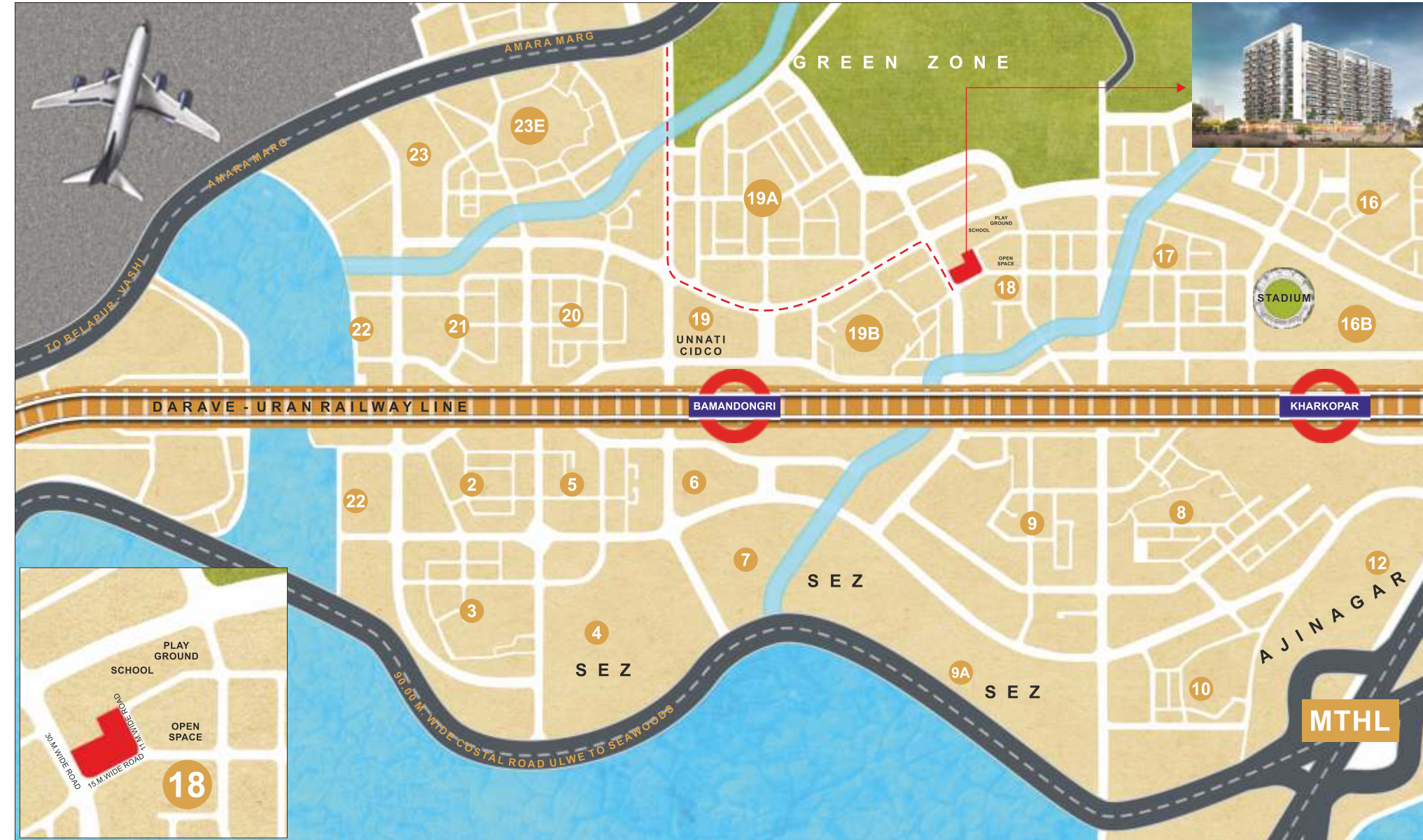


LOCATION MAP



Project by

PRIYANKA REGENCY BUILDERS & DEVELOPERS PVT. LTD.

Shop No.12A, Priyanka Complex, Plot No.04, Sector-10, Sanpada, Navi Mumbai- 400 705

Tel. No. 022-27751465 / 022 - 27751466

Email : priyanka_regency@yahoo.co.in Web: www.priyankaregency.com

Architect -
SATISH V. AHUJA

R. C. C. Consultant -
B. S. SUKHATANKAR & ASSOCIATES

Partial design 9870068094

The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of any offer or contract. It is subject to the approval of the authorities / CIDCO. In the interest of the continuing improvement of the project and or any changes as suggested by the authorities or CIDCO the Developers reserve the right to alter the Layout, Plans, Specifications or features of the buildings without any prior notice or obligation to any buyer's in the project. The photographs and the artists impressions in the brochure are for reference only.

PRIVILEGED LIFE!
— ULWE —
Priyanka Unite

PLOT NO.38, 38A & 41, SECTOR - 18, ULWE, NAVI MUMBAI.

Extraordinary elegance,

Royal Luxuries, rare Lifestyle

We believe the home is a center of wellness in its purest form and concept of Priyanka Unite towards life is based on the purity of nature. Priyanka Unite has a range of luxurious amenities and experience of life in its purest way. It is like entering a sanctuary of peace which offers an unparalleled experience in an environment of luxury. In the beautiful surroundings of Ulwe you can discover a world draped in the purity of nature. And one of the most important things you'll discover here is "peace of mind". This 10-Storey edifice conceived in the prime locality Ulwe, offers magnificent views. The design concept is shaped by a team of renowned architects, landscape designers and consultants and this exclusive luxury lifestyle address will redefine the skyscape of ulwe giving its discerning residents a taste of an evolved and inspiring life.

- Clear title CIDCO Transfer plot.
- Stilt + Stilt + G+10 Storied Residential cum Commercial complex.
- Shops & Aesthetically designed 1BHK, 2BHK & 3BHK Flats.
- Quality construction with earthquake resistant RCC structure.
- Well planned flats with optimum Utilisation of space.
- Attractively Designed entrance Lobbies.
- Society Office for maintenance affairs.
- Generator backup for lift & common recreational areas only.
- 4 fully automatic high speed Elevators.
- 2 basement & Ground floor Car parking space.
- Well equipped fire alarm & fire fighting system.
- Intercom System to all the flats.
- Garbage Shut on all the floors.
- Round the clock security.



PRIVILEGED LIFE!
— ULWE —
Priyanka Unite

Experience

Ulwe Skyline like never before...

Ulwe is an upcoming destination that has captivated the whole Navi Mumbai with many of the amazing facilities. Famous for its residential properties at an affordable price and amazing lifestyle facilities. It is the rising destination of Navi Mumbai offering many conveniences like transportation, entertainment, fine-dine and many other within easy reach.

- On 30X15X11 mtrs. wide road facing.
- Easy access to developed nodes like Belapur, Seawoods & Vashi
- A coastal expressway connecting Ulwe to Seawoods (planned by CIDCO)
- Upcoming Navi Mumbai International Airport (NMIA)
- Proposed Nerul - Uran Railway. (work in progress)
- Ulwe has two Railway Stations i.e. Bamandongri & KharKopar
- Upcoming Navi Mumbai Metro Rail - Ranjanpada - KharKopar - Seawoods (14 km)
- Upcoming Nhava-Sewri Sealink (MTHL) connecting Sewri on Mumbai side to Nhava on Navi Mumbai side
- Upcoming Navi Mumbai Special Economic Zone (NMSEZ)
- Located very close to one of India's largest and most modern sea ports - Jawaharlal Nehru Port Trust
- National Highways (NH 4, NH 4B, NH 4B Extn. NH 3 & NH 17) and State Highways (SH 54, SH 88 & SH 81) link the Navi Mumbai SEZ area to the rest of the country



Soothing Freshness

Gives a **fresh feeling** of relaxation...

Tranquility, luxury and top of the line internal amenities with pure natural ambience is what one is sure to get at Priyanka Unite. It's blended with many world class features that everyone seeks in a house. These amenities are chiseled with perfection; and a vision of life that caters the requirement of every single individual, who want to set their house at in midst of lavish amenities; evoking a variety of pleasant emotions in the hearts.

- Fully equipped Gymnasium
- Indoor Games
- Yoga & Meditation Area
- Jogging Track
- Children Play Area
- Well Designed Landscape Garden
- Party Lawn



Experience living spaces that

Live up to a fantasy...

FLOORING

- Vitrified flooring in all rooms.
- Anti skid flooring in all terraces.

KITCHEN

- Granite Kitchen platform with S. S. Sink .
- Full glazed designer tiles upto beam level.

DOORS

- Entrance door decoratively paneled with designer laminates along with attractive door fittings.
- Fiber molded FRP / GEL lamination doors for Toilets.
- All internal doors are in designed laminates with paneling.

WINDOWS

- Anodized Aluminum sliding windows on molded granite frames with tinted glass.
- Louver Glass Window in Anodized Aluminium frame.
- One panel of mosquito preventive net in all windows.

ELECTRIFICATION

- Concealed copper wiring of polycab (ISI) make.
- Adequate electrical points in all rooms.
- ISI modular switches of Anchor Roma make.

WALLS AND PAINTS

- India Gypsum based internal wall plaster with smooth acrylic wall finish.
- Hall & Bedroom ceilings.
- Weather proof paint for external walls.

BATH & WC

- Full glazed designer tiles upto beam level.
- Anti skid designer flooring.
- Branded sanitary wares.
- Jaquar C. P. Fittings

PLUMBING

- CPVC Anti - Corrosion concealed plumbing with pressure testing in all the toilets.

WATER TANK

- Underground and Overhead water tank with adequate storage capacity.
- Rainwater harvesting system.

TERRACE

- Special water proofing treatment with China Chips flooring on top floor.





1BHK FLAT 3D VIEW



3BHK FLAT 3D VIEW



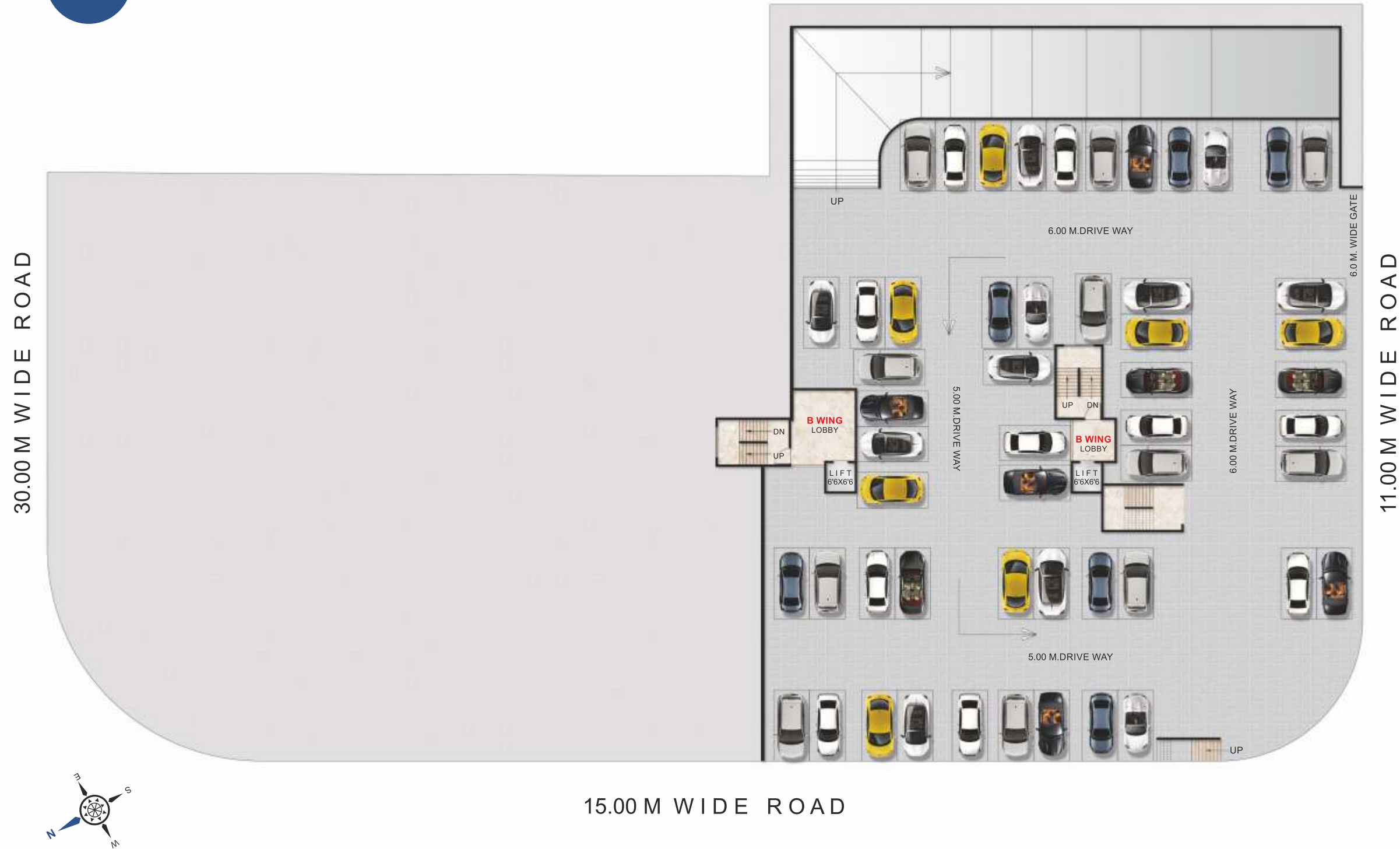
2BHK FLAT 3D VIEW

A posh address of
an imperial Lifestyle...

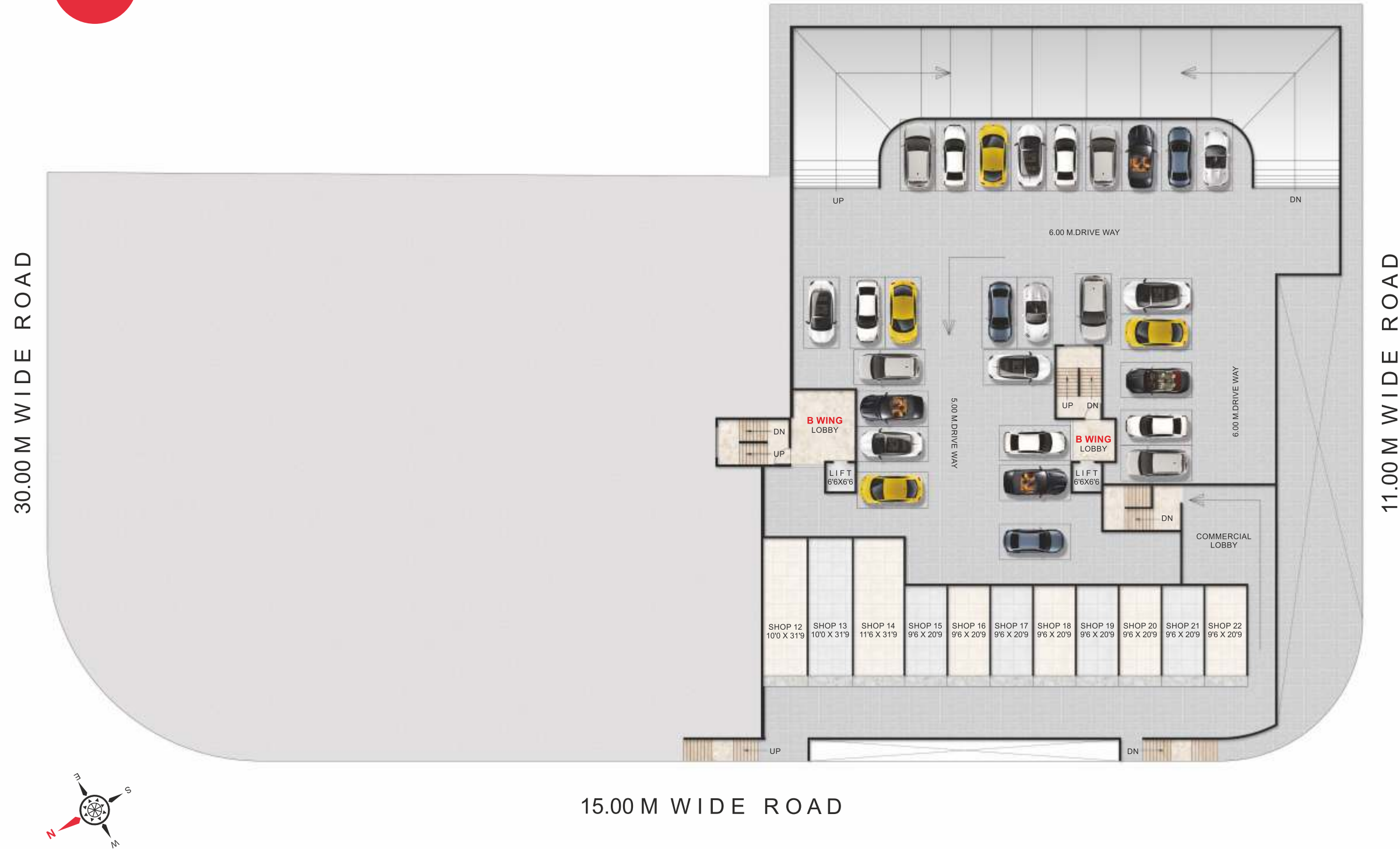
PRIVILEGED LIFE!
— ULWE —
Priyanka Unite



01 STILT FLOOR PLAN

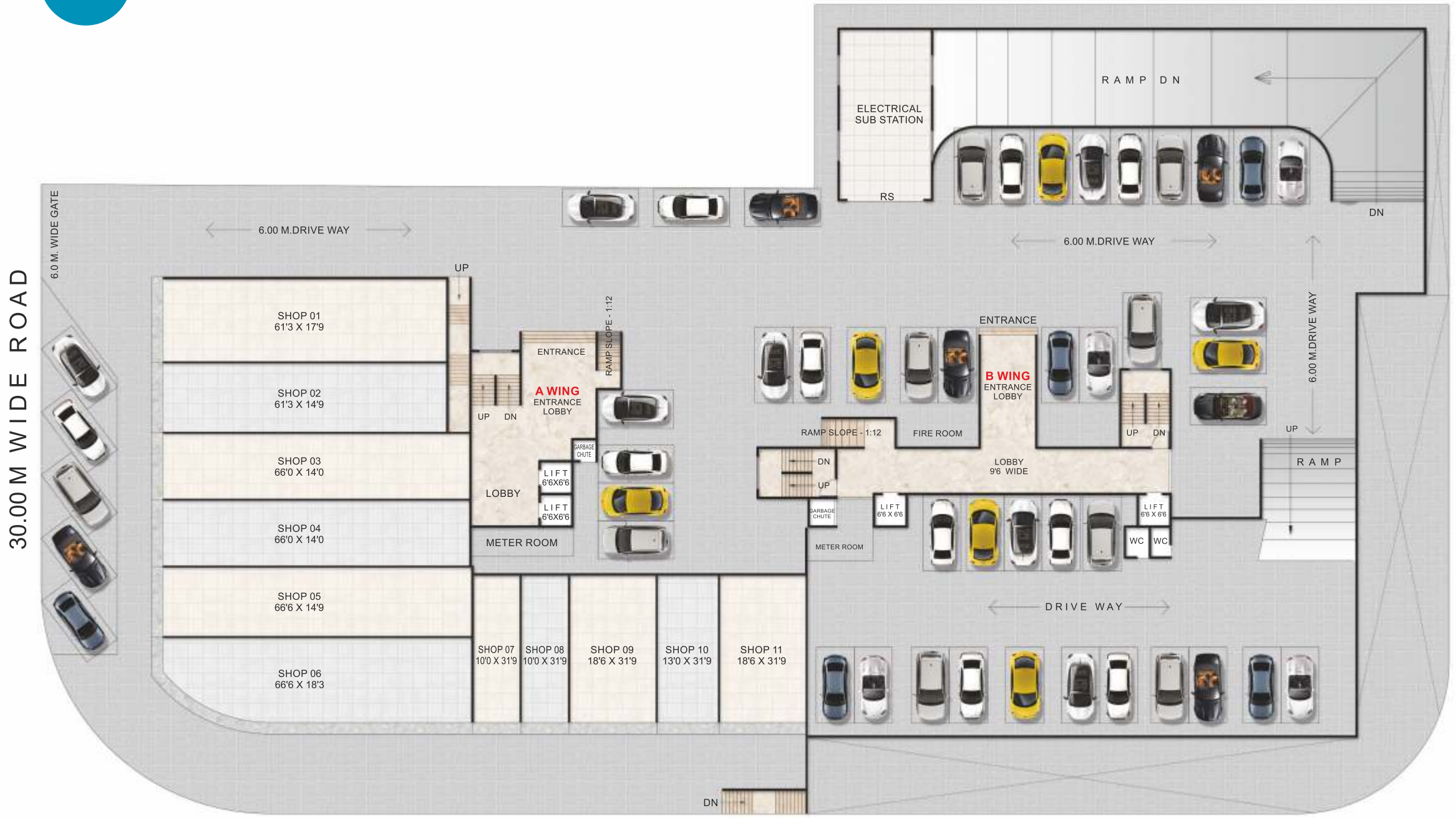


02 STILT FLOOR PLAN



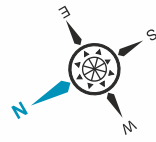
G

GROUND FLOOR PLAN



30.00 M WIDE ROAD

15.00 M WIDE ROAD



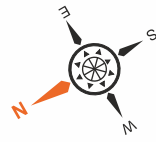
1st

FIRST FLOOR PLAN



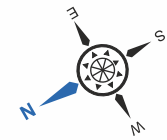
30.00 M WIDE ROAD

15.00 M WIDE ROAD



TYPICAL FLOOR PLAN

2ND



15.00 M WIDE ROAD

15.00 M WIDE ROAD

TYPICAL FLOOR PLAN

3RD

5TH

7TH

9TH



30.00 M WIDE ROAD



15.00 M WIDE ROAD



15.00 M WIDE ROAD

11.00 M WIDE ROAD

TYPICAL FLOOR PLAN

4TH

6TH



30.00 M WIDE ROAD



15.00 M WIDE ROAD



15.00 M WIDE ROAD

11.00 M WIDE ROAD

EIGHTH FLOOR PLAN

8TH



30.00 M WIDE ROAD



15.00 M WIDE ROAD



15.00 M WIDE ROAD

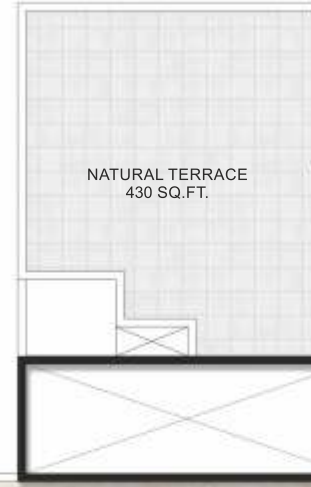
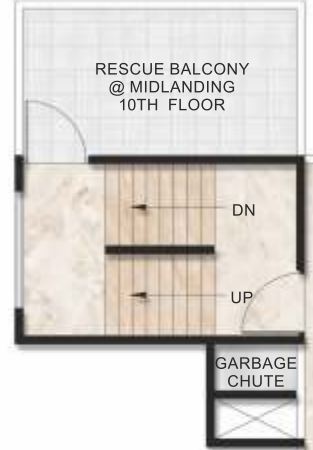
11.00 M WIDE ROAD

TENTH FLOOR PLAN

10TH



30.00 M WIDE ROAD



11.00 M WIDE ROAD

15.00 M WIDE ROAD

15.00 M WIDE ROAD

