



Site Address: Crystal Spires, Manpada Junction,
Thane (West), Maharashtra - 400 607

MahaRERA Certificate No. P51700009216

Website: www.crystalspires.net

Email: enquiry@crystalspires.net | Phone Number: +91 8657903095



CRYSTAL
SPIRES

Crystal Spires, Manpada Junction, Thane (West), Maharashtra - 400 607
Contact: +91 8657903095 | www.crystalspires.net | MahaRERA Number: P51700009216

SPACE. PROBABLY INFINITE.

Empires are a thing of yesterday, revel in your own universe, a Space of your own - something you've always wanted.

A space for all the activities you've always wanted to do.

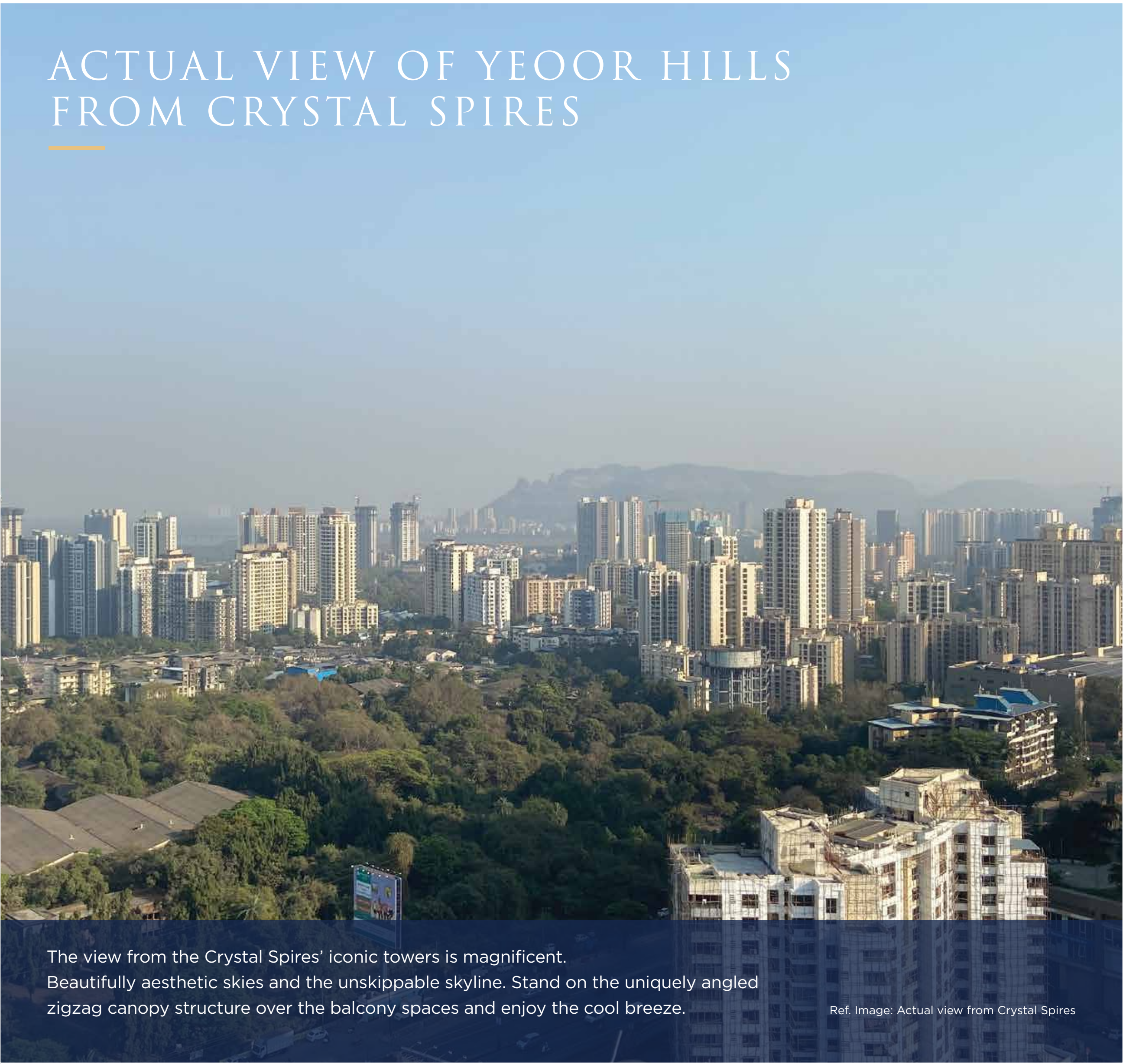
Apartments at Crystal Spires have been specifically designed to give you that extra space you've always desired.

Right from smart automation, to safety and security. Experience balance of urban lifestyle and nature, with Yeoor Hills to the west and Ulhas River to the east.

Luxurious, aesthetic, and smart, Crystal Spires is one of a kind.



ACTUAL VIEW OF YEOOR HILLS FROM CRYSTAL SPIRES



The view from the Crystal Spires' iconic towers is magnificent. Beautifully aesthetic skies and the unskippable skyline. Stand on the uniquely angled zigzag canopy structure over the balcony spaces and enjoy the cool breeze.

Ref. Image: Actual view from Crystal Spires

ACTUAL VIEW OF YEOOR HILLS FROM CRYSTAL SPIRES



Away from the hustle-bustle of the city noises, enjoy the dazzling lights and the breezy view. A delight to come back to, every day.

Ref. Image: Actual view from Crystal Spires

WELCOME TO THANE: A SPACE OF YOUR OWN

Thane - The City of Lakes, is among India's top 100 smart cities* (ref: smartcities.data.gov.in/cities) & offers the right balance between nature and development. Thane is Mumbai's most attractive suburb today, it flaunts a superb infrastructure with excellent international schools, state-of-the-art hospitals, retail hubs, social spots, and an increasing number of top corporate offices. Here you can experience the work-life balance you want, with its scenic environment complementing the existing road and rail connectivity.

A WIDER CONNECTIVITY: FROM YOUR SPACE TO THE WORLD

- Located at Thane's premium, well-connected location, Manpada Junction
- Crystal Spires puts you at the centre of everything - just minutes away from Thane's key social infrastructure such as malls, schools, and hospitals
- Unmatched connectivity to all parts of the Mumbai Metropolitan Region:
 - Eastern Express Highway (Central Suburbs)
 - Ghodbunder Road (Western Suburbs)
 - Thane Railway Station
 - Upcoming Manpada Metro Station
- Experience the best of nature from the comfort of your home with panoramic views of Yeoor Hills, Upvan Lake and Sanjay Gandhi National Park in close proximity

LOCATION MAP



CRYSTAL SPIRES

**Your Space.
A little more than you desired.**

Your Space comes with a view of greens, blues, and every colour in the sky! Unique and beautiful elevation ensures unparalleled views, lights and ventilation in all apartments.

TRAVELLING FROM CRYSTAL SPIRES JUST GOT EASIER

Space that eases daily commute

Crystal Spires is at most 10 minutes away from major arterial routes, easing your daily commute.

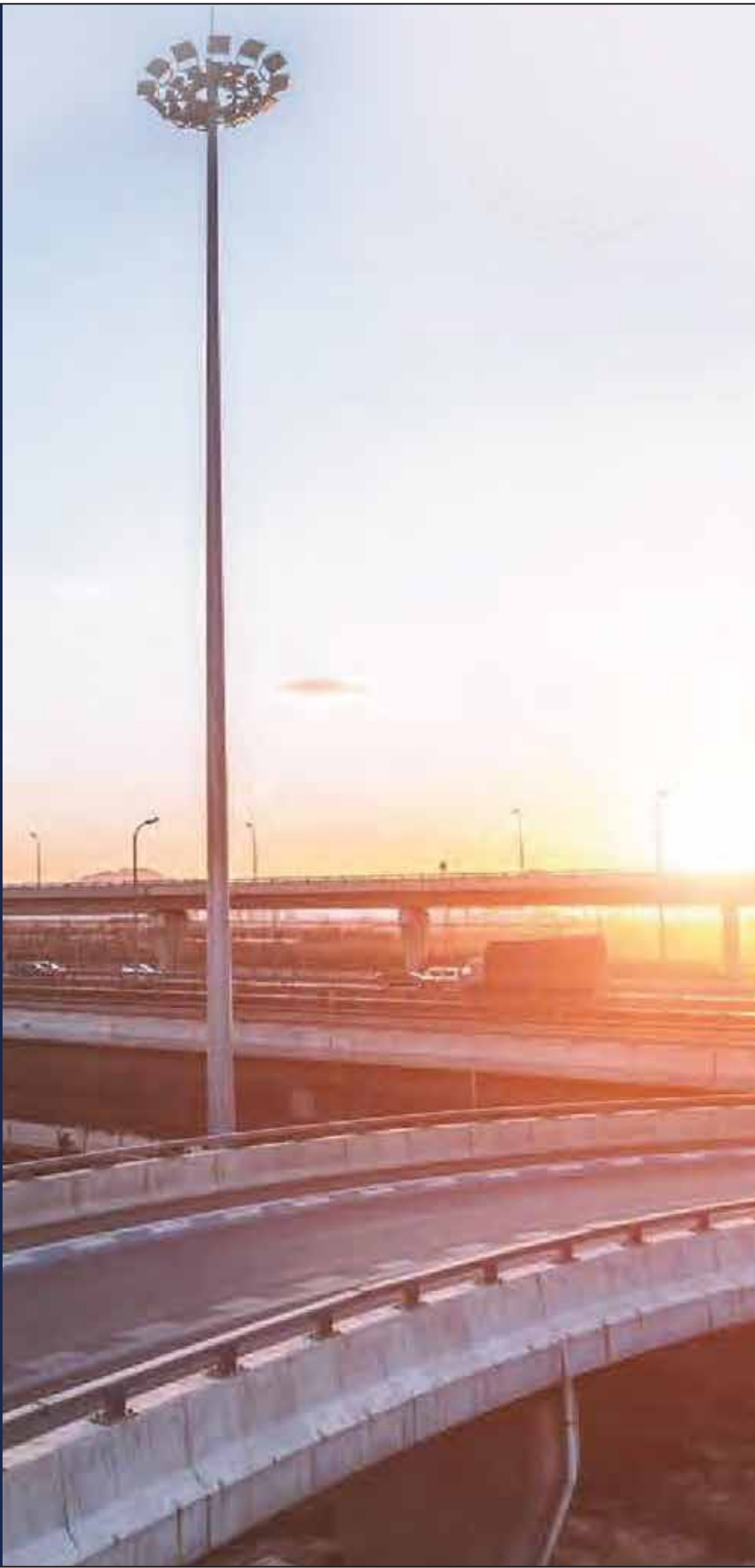
Teen Haath Naka Flyover | Cadbury Flyover

Majiwada Flyover | Manpada Flyover | Patlipada Flyover

Waghbil Flyover

Upcoming Infrastructure:

- Upcoming Line 4 Metro Station - Manpada (connecting Wadala to Kasarwadavli)
- Connectivity to Western Express Highway through Line 9 (connecting further to Dahisar)
- Proposed road tunnel between Tikuji-ni-wadi (Thane) and Borivali
- Upcoming Kapurbawadi-Bhiwandi Metro Line 5



LOCATIONAL ADVANTAGES THAT ENRICH YOUR EXPERIENCE AT CRYSTAL SPIRES

Crystal Spires is located centrally and has everything in minimal distance!

CONNECTIVITY

Ghodbunder Road	0.2 km
Proposed Metro Station	0.3 km
Khewra Circle B.E.S.T Bus Stop	0.6 km
Pawan Nge B.E.S.T Bus Stop	0.9 km
Pokhran Rd. No. 2	2.1 km
Eastern Express Highway	2.5 km
Teen Hath Naka	6 km
Thane Station	8 km

DINING

Rangla Punjab	0.55 km
Hotel Riviera	0.8 km
Veg. Sizzlers	1 km
Dominos	1.5 km
Pizza Hut	1.7 km
KFC	1.7 km
McDonald's	3.5 km

RECREATION

Tikuji-Ni-Waddi	1 km
Suraj Water Park	2.6 km
Upvan Lake	2.9 km

EDUCATIONAL INSTITUTES

Vasant Vihar School	1.2 km
St. Xaviers School	1.7 km
DAV Public High School	2 km
Singhania School	4.7 km

ENTERTAINMENT

D Mart	0.3 km
R Mall	2 km
Viviana	3.5 km
Cinepolis	3.7 km
Korum Mall	4 km
Inox	4 km
HyperCity	4.2 km

HOSPITALS

Bethany Hospital	2.7 km
Hiranandani Hospital	2.8 km
Jupiter Hospital	3.8 km





PROJECT HIGHLIGHTS



THANE'S TWO ICONIC TOWERS

Thane's Twin Towers offer homes that give you the Space you need for your daily WFH activities and more! Choose from a premium range of Spaces:

- 2 BHK | 3 BHK Classic
- 3 BHK Exclusive | 3 BHK Premium
- 4 BHK Ritz | 4 BHK Royal



A SPACE WITH CINEMATIC VIEWS

Breathtaking views of Yeoor Hills to the west and Ulhas River to the east to rejuvenate your inner self and calm your mind.



A SPACE FOR YOUR COMMUNITY

Everyone can enjoy their own space at Crystal Spires' Premier Clubhouse of 20,000* sq.ft, with Children's Play Area, Swimming Pool, Futsal Court, Gymnasium, Banquet Hall, and more!



YOUR GRAND SPACE

4,500* sq.ft of luxury and space! Crystal Spires has the largest & most spacious lobby in Thane & a Sundeck for you to enjoy those views.



A SPACE THAT'S TRULY YOURS

Premium, large spaces situated at the centre of Thane's leading social infrastructure, and are big enough to be your office or school, all at once!



A SPACE THAT'S FOR ALL.

FROM CHILDREN TO ELDERS, EVERYONE CAN ENJOY THEIR OWN SPACE AT CRYSTAL SPIRES

Crystal Spires' Clubhouse has everything that any individual needs, be it a space for relaxation, intense indoor sports, or even heavy gym workouts! The clubhouse showcases a well-equipped gymnasium with superior quality wooden or rubber flooring for your safety and the fun of exercising, provisions for various indoor sports, a multipurpose hall for all kinds of activities, children's play area, a podium garden with swimming pool, and a designer refuge floor. There's a little something for everybody at Crystal Spires.

AMENITIES AND FEATURES

Space is the future

RECREATION

- Premier clubhouse
- Well-equipped gymnasium
- Banquet hall
- Children's play area
- Approx. 20,000 sq. ft. landscape podium garden
- Swimming pool
- Futsal Court
- Landscape Clubhouse rooftop



AMENITIES AND FEATURES

Space is the future

SMART & SECURE UTILITIES

- Internet-ready homes
- The latest optic fiber in the building & apartments
- Motion sensed lighting for common areas
- Video door phone & intercom system
- 24x7 CCTV surveillance in common areas
- Security monitoring room
- Access control & lockable door in the lobby
- Society room & Drivers waiting lounge

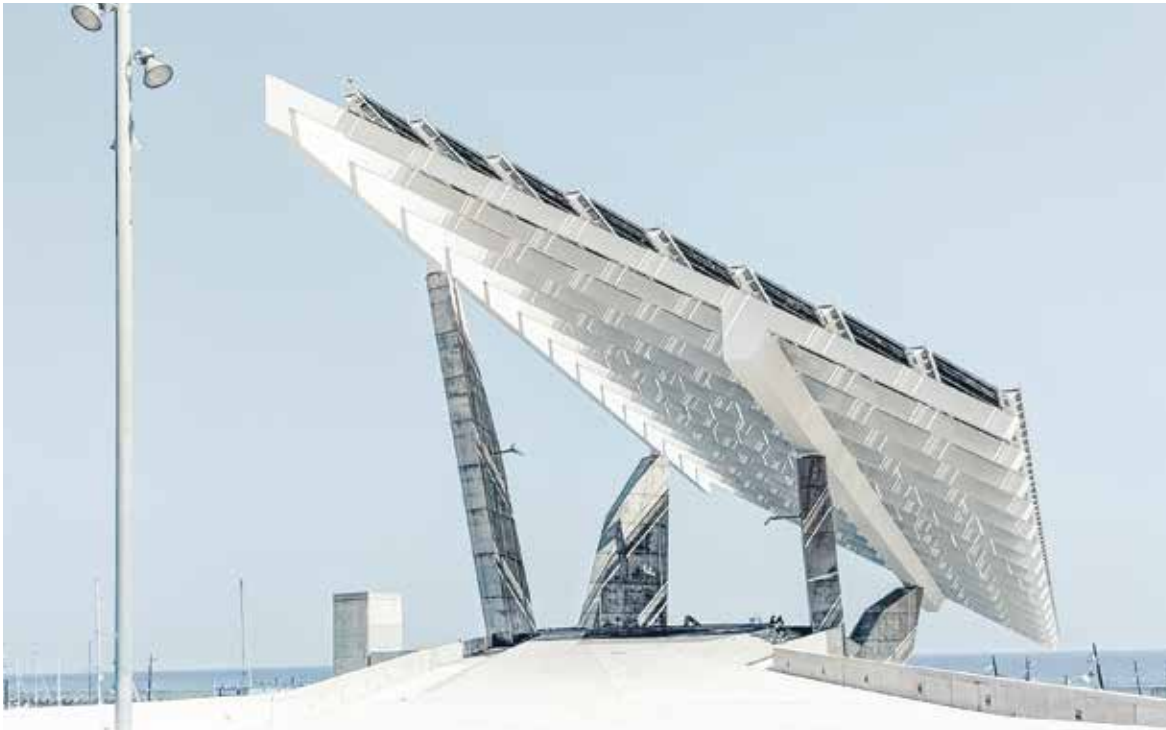
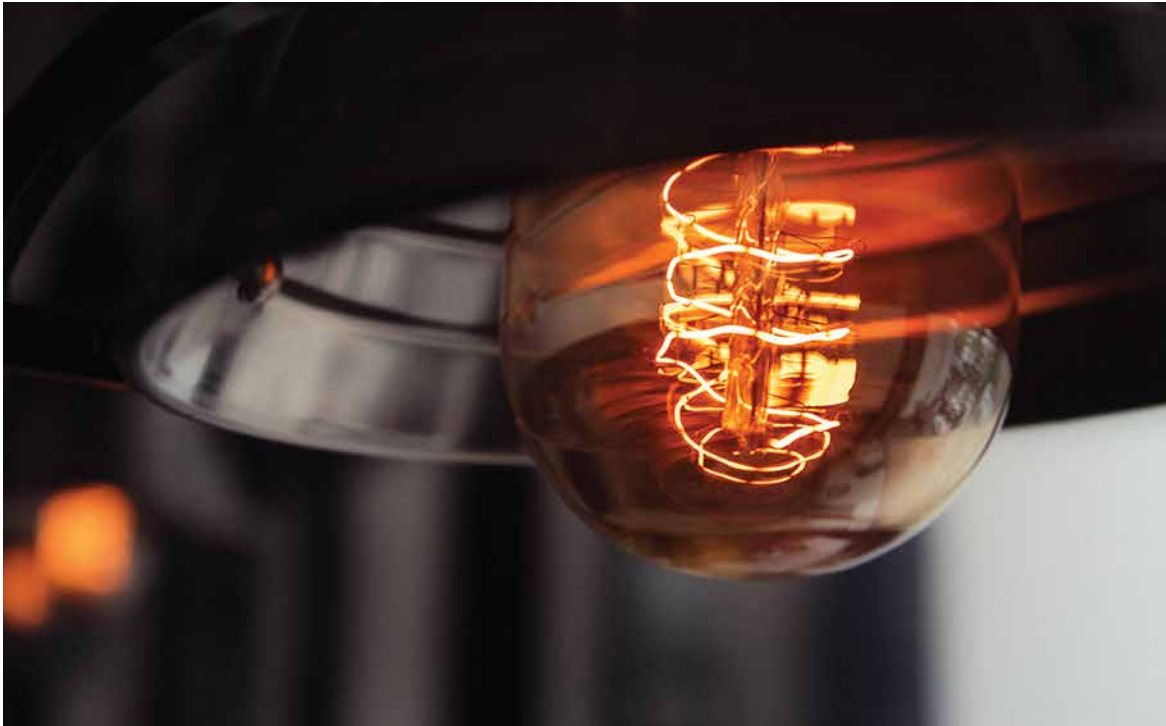


AMENITIES AND FEATURES

Space is the future

ECO-FRIENDLY

- Rainwater harvesting
- Solar water heating in Bathrooms
- Bioneer or equivalent waste management system
- STP – to treat sewage water
- Recycled water for gardening & washing
- LED lighting in common areas



THE ENTRANCE YOU DESERVE

4500* sq. ft. of luxury and space! Largest & most spacious lobby in Thane.

PRODUCT CONFIGURATION

AREA STATEMENT (sq. m)

Flat Type	RERA Carpet area	Total EBVT Area	Total Usable area
	sq. m	sq. m	sq. m
2 BHK	72	5	77
3 BHK Classic	82	14	96
3 BHK Exclusive	107	19	125
3 BHK Premium	125	14	139
4 BHK Ritz	128	17	145
4 BHK Royal	173	20	193

Disclaimer: Check the artist's impression*
(Future Development) are developed. The location and the provision of the amenities are at the proposal stage
and are subject to approval from the authorities.

PRODUCT CONFIGURATION

AREA STATEMENT (sq. ft.)

Flat Type	RERA Carpet area	Total EBVT Area	Total Usable area
	sq. ft.	sq. ft.	sq. ft.
2 BHK	773	57	831
3 BHK Classic	885	148	1033
3 BHK Exclusive	1148	201	1350
3 BHK Premium	1348	150	1498
4 BHK Ritz	1376	181	1557
4 BHK Royal	1861	219	2080

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LAYOUT PLAN



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SITE PLAN

- A CRYSTAL SPIRES 1
- B CRYSTAL SPIRES 2
- C CLUBHOUSE
- D PODIUM



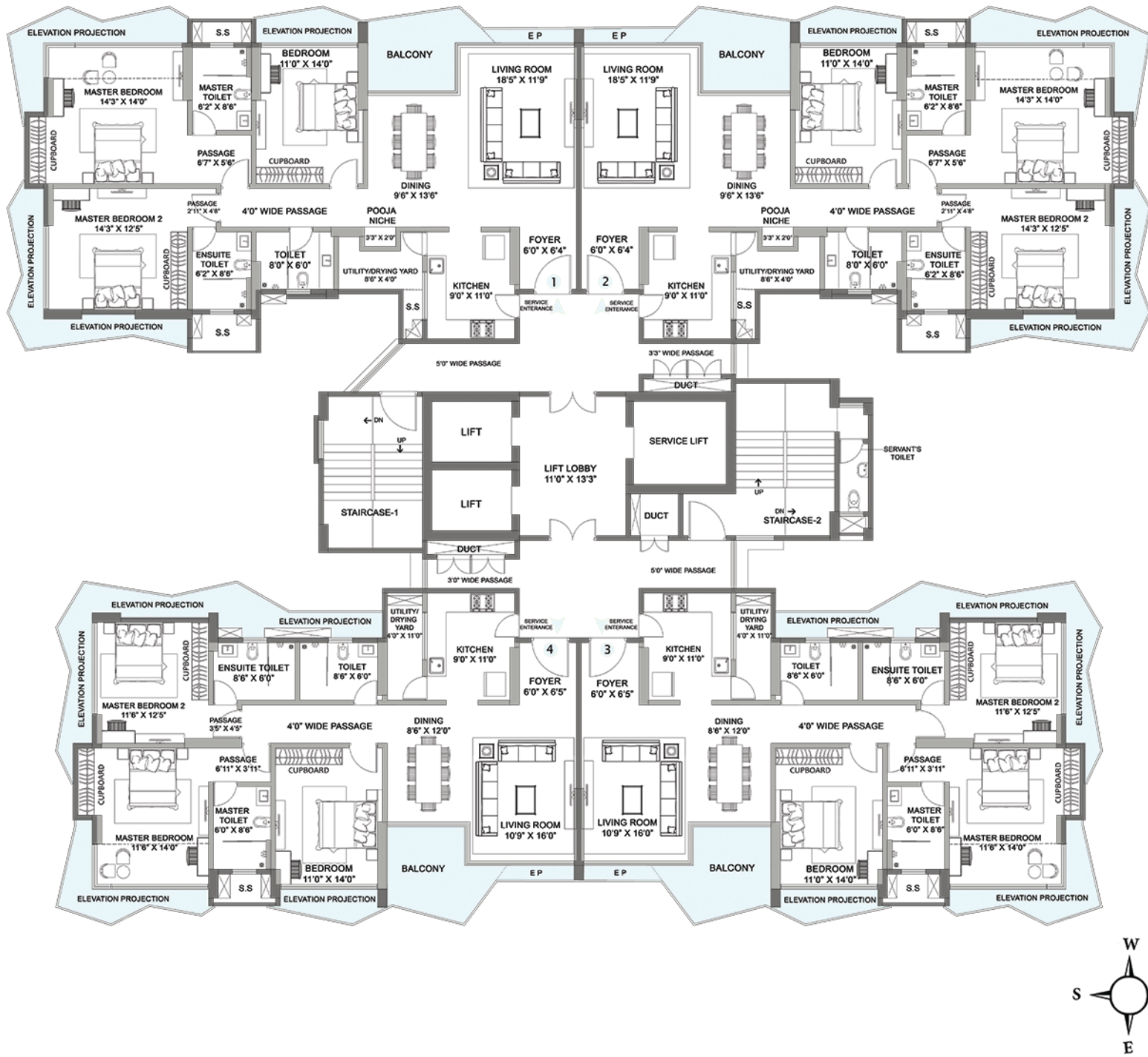
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CRYSTAL SPIRES - 1

Typical Floor Plan



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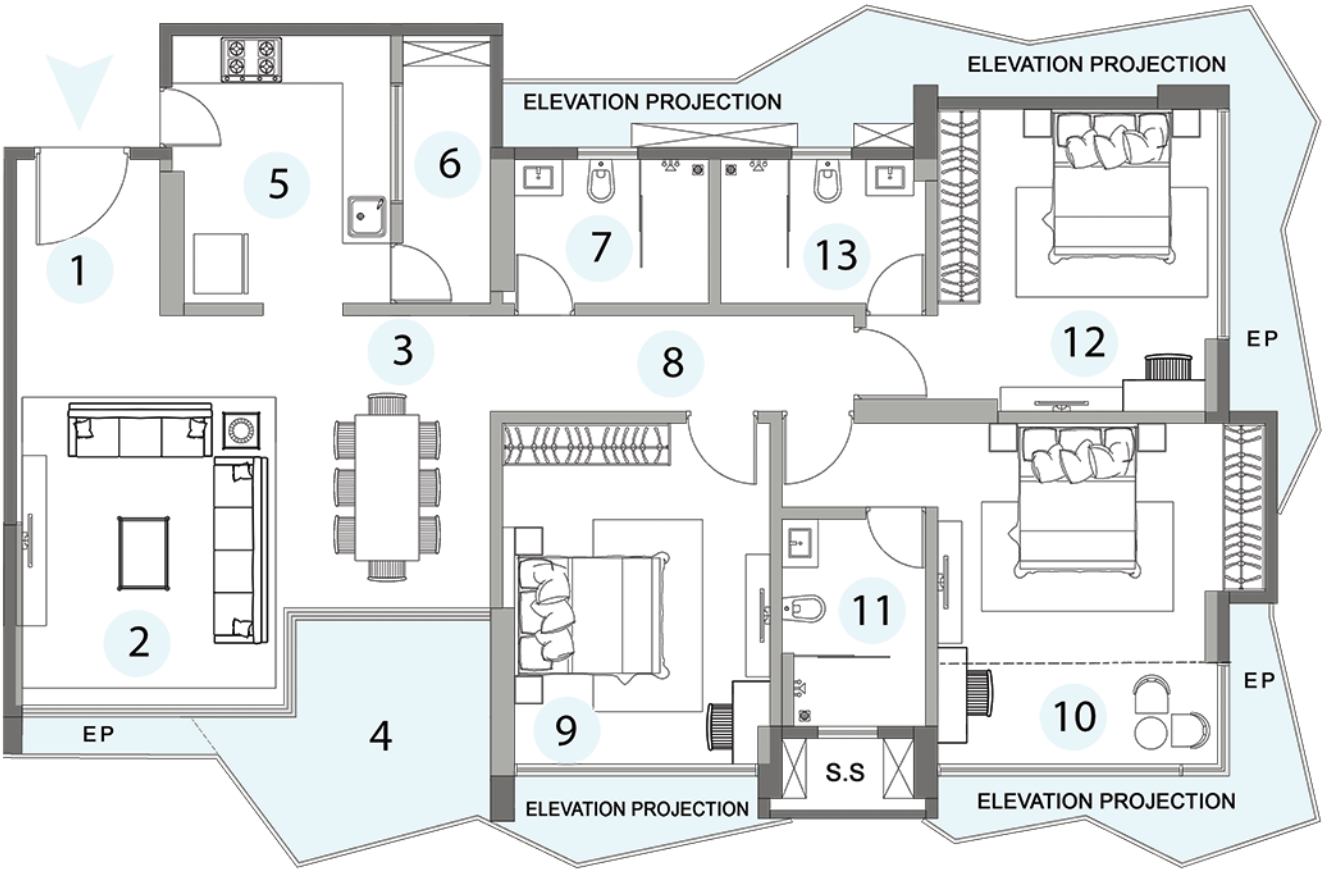
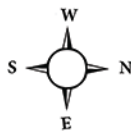
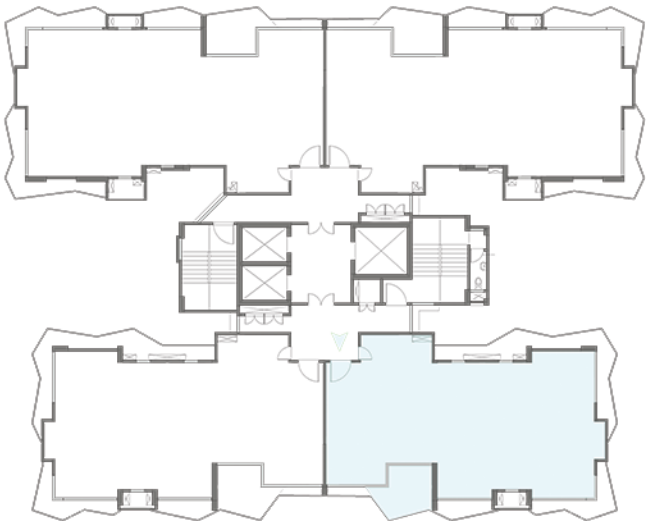


CRYSTAL SPIRES - 1

3 BHK Exclusive

RERA CARPET AREA	
SQ. M	SQ. FT.
107	1148

USABLE CARPET AREA	
SQ. M	SQ. FT.
125	1350



- 1) Foyer (6'0" x 6'5")
- 2) Living room (10'9" x 16'0")
- 3) Dining (8'6" x 12'0")
- 4) Balcony
- 5) Kitchen (9'0" x 11'0")
- 6) Utility balcony (4'0" x 11'0")
- 7) Toilet (8'6" x 6'0")
- 8) Passage (4'0" Wide)
- 9) Bedroom (11'0" x 14'0")
- 10) Master bedroom (11'6" x 14'0")
- 11) Master toilet (6'0" x 8'6")
- 12) Master bedroom 2 (11'6" x 12'5")
- 13) Ensuite toilet (8'6" x 6'0")

MahaRERA Number: P51700009216, for more details visit: maharera.mahaonline.gov.in

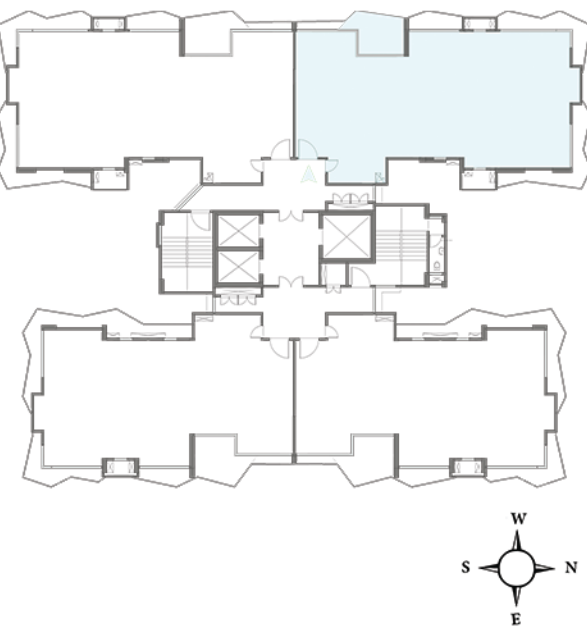
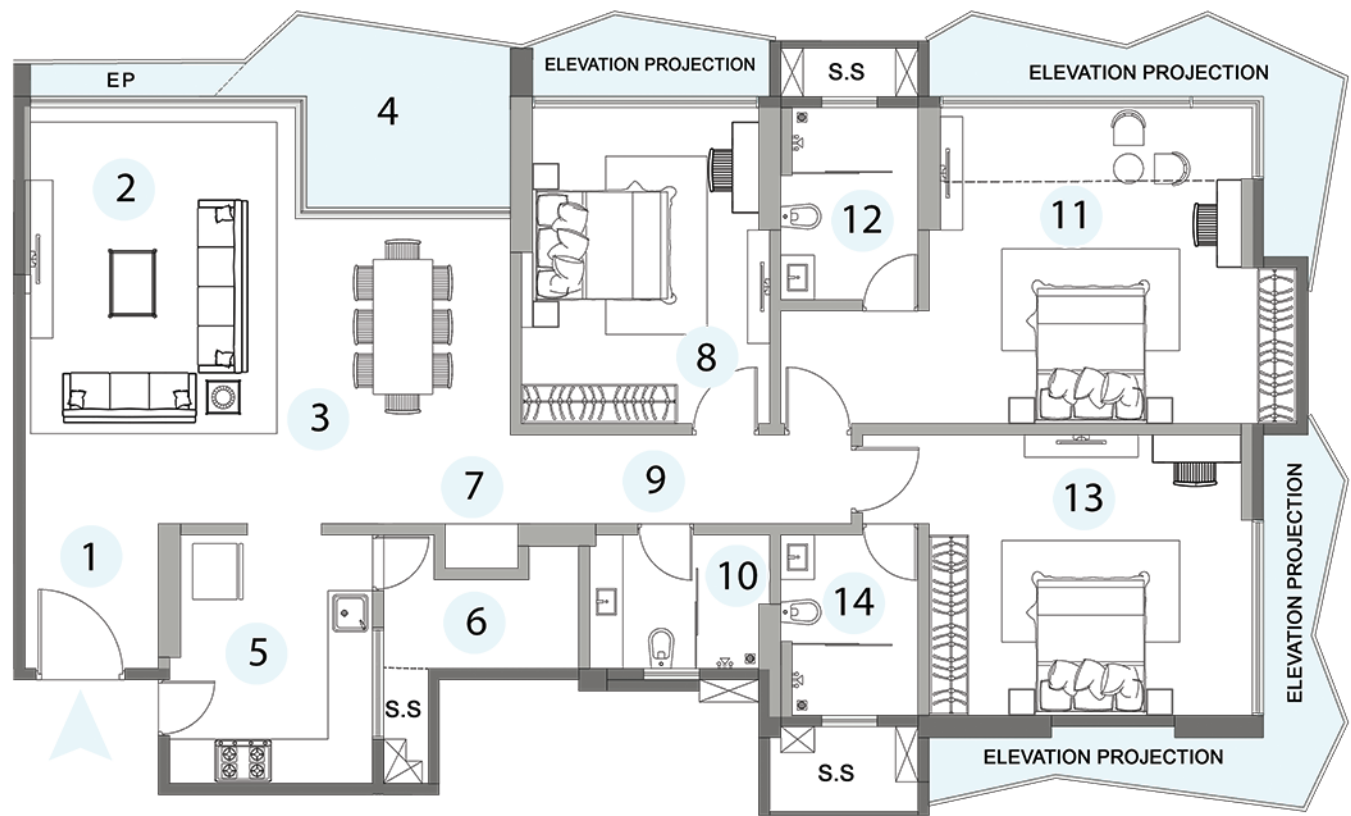
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CRYSTAL SPIRES - 1

3 BHK Premium

RERA CARPET AREA		USABLE CARPET AREA	
SQ. M	SQ. FT.	SQ. M	SQ. FT.
125	1348	139	1498



- 1) Foyer (6'0" x 6'4")
- 2) Living room (18'5" x 11'9")
- 3) Dining (9'6" x 13'6")
- 4) Balcony
- 5) Kitchen (9'0" x 11'0")
- 6) Utility balcony (8'6" x 4'0")
- 7) Pooja niche (3'3" x 2'0")
- 8) Bedroom (11'0" x 14'0")
- 9) Passage (4'0" Wide)
- 10) Toilet (8'0" x 6'0")
- 11) Master bedroom (14'3" x 14'0")
- 12) Master toilet (6'2" x 8'6")
- 13) Master bedroom 2 (14'3" x 12'5")
- 14) Ensuite toilet (6'2" x 8'6")

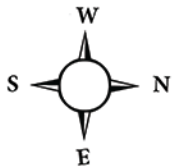
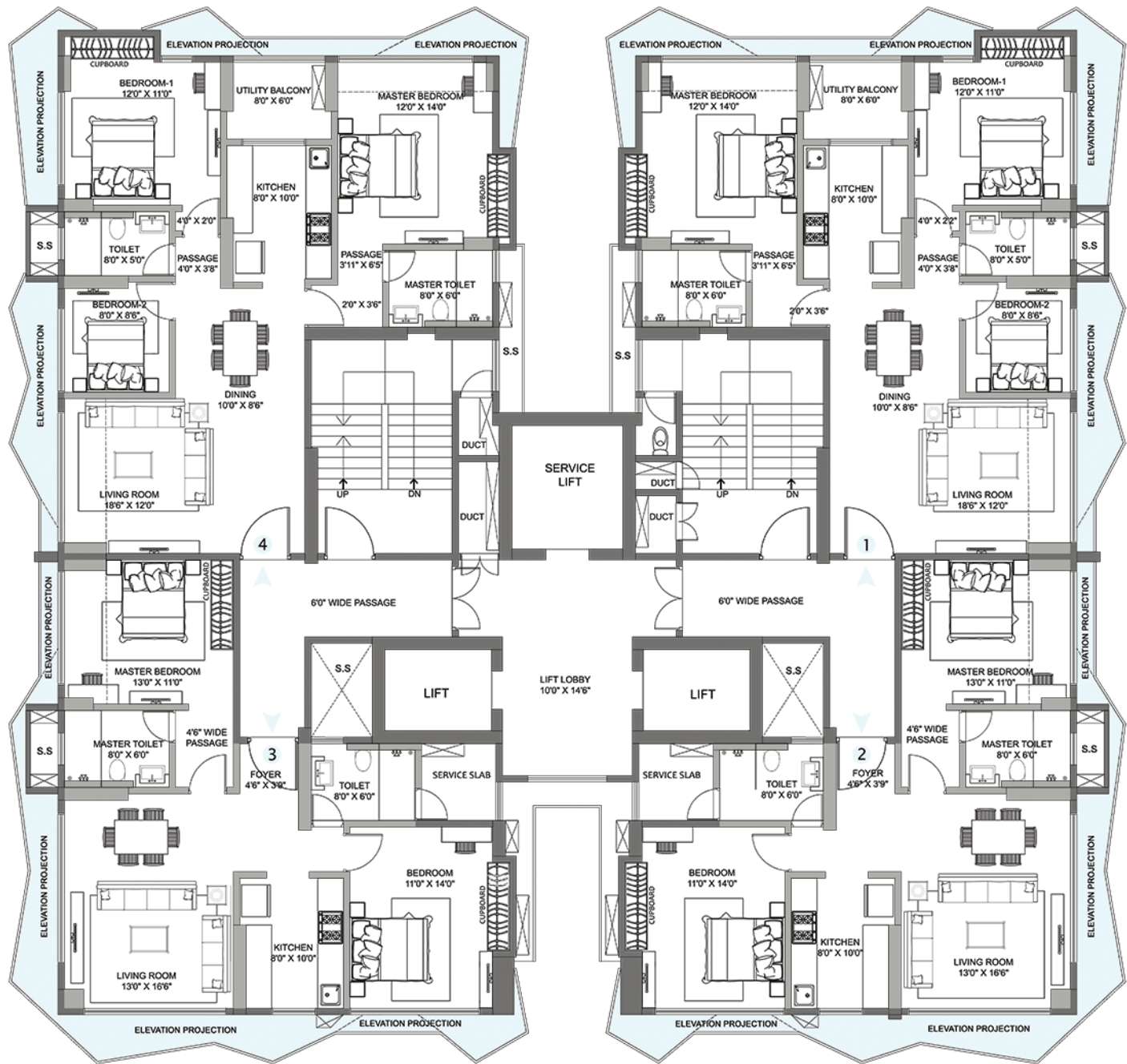
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CRYSTAL SPIRES - 2

Typical Floor Plan



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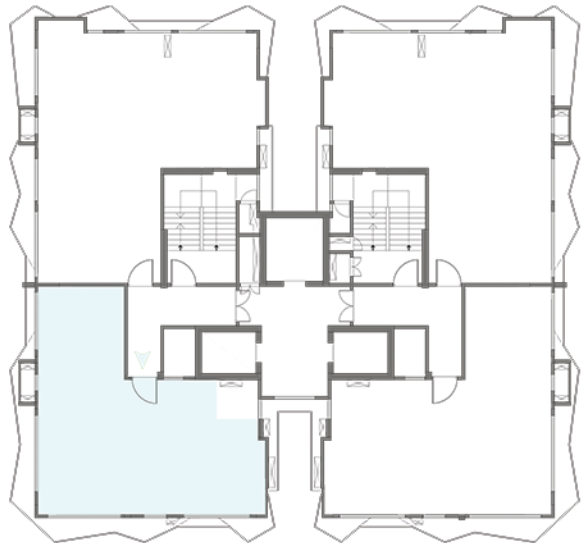
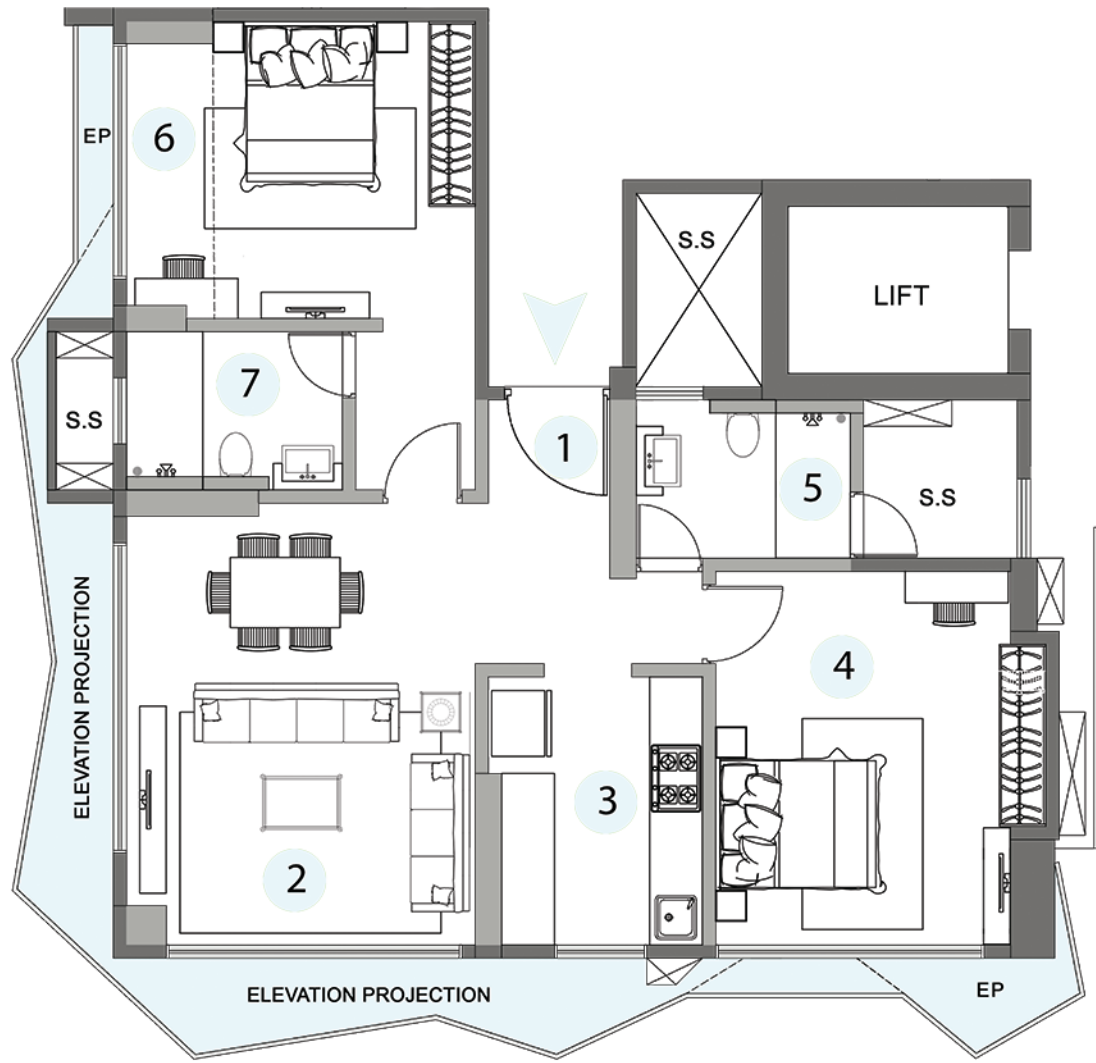
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CRYSTAL SPIRES - 2

2 BHK

RERA CARPET AREA		USABLE CARPET AREA	
SQ. M	SQ. FT.	SQ. M	SQ. FT.
72	773	77	831



- 1) Foyer (4'6" x 3'9")
- 2) Living room (13'0" x 16'6")
- 3) Kitchen (8'0" x 10'0")
- 4) Bedroom (11'0" x 14'0")
- 5) Toilet (8'0" x 6'0")
- 6) Master bedroom (13'0" x 11'0")
- 7) Master toilet (8'0" x 6'0")

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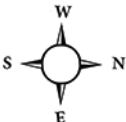
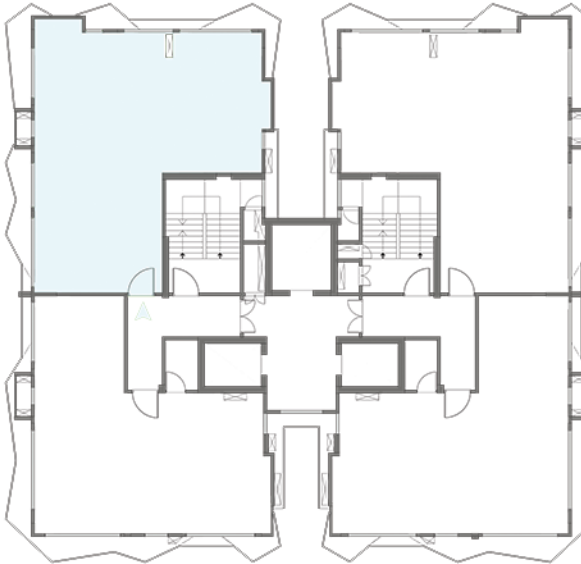
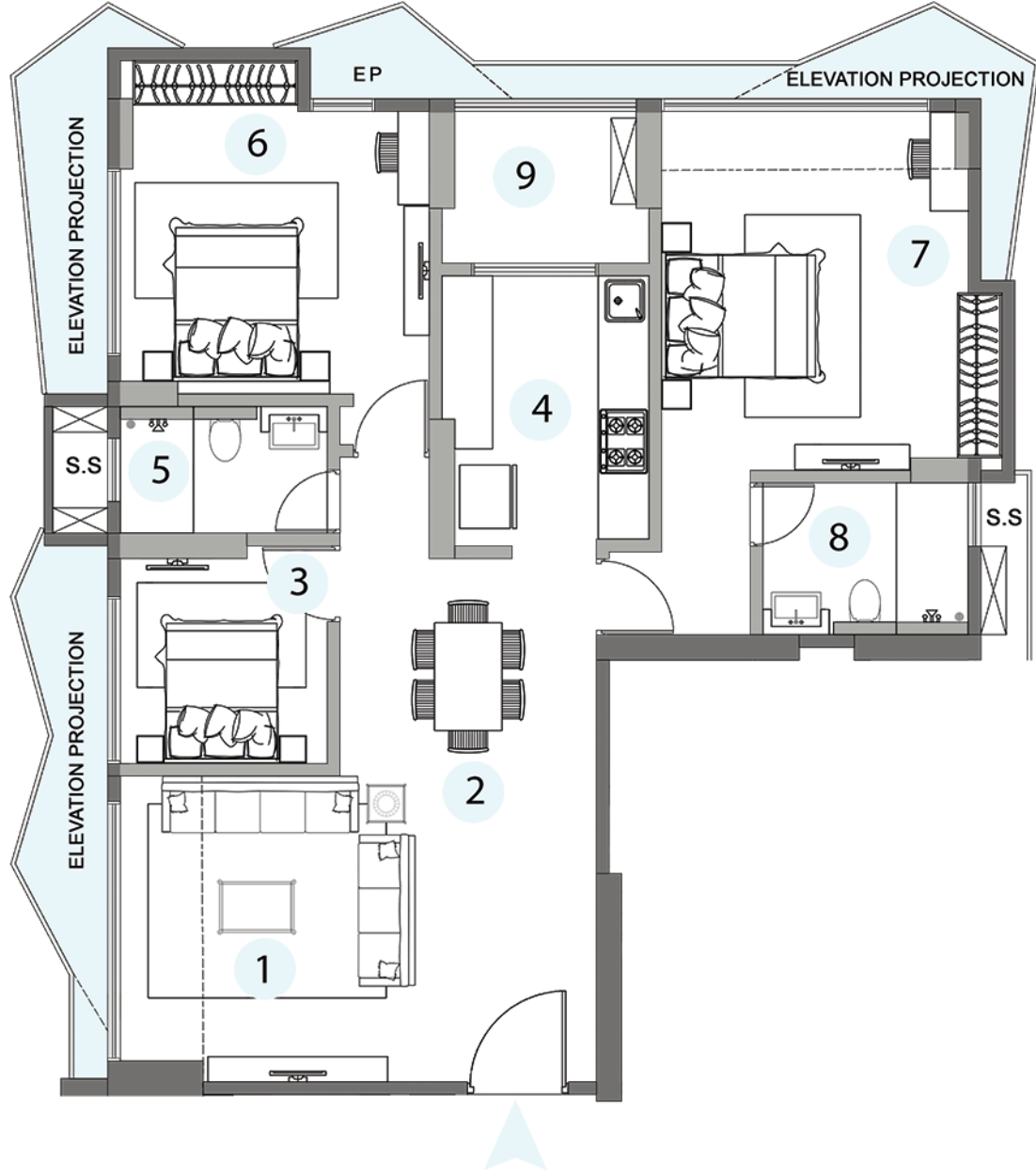
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CRYSTAL SPIRES - 2

3 BHK Classic

RERA CARPET AREA		USABLE CARPET AREA	
SQ. M	SQ. FT.	SQ. M	SQ. FT.
82	885	96	1033



- 1) Living room (18'6" x 12'0")
- 2) Dining (10'0" x 8'6")
- 3) Bedroom-2 (8'0" x 8'6")
- 4) Kitchen (8'0" x 10'0")
- 5) Toilet (8'0" x 5'0")
- 6) Bedroom-1 (12'0" x 11'0")
- 7) Master bedroom (12'0" x 14'0")
- 8) Master toilet (8'0" x 6'0")
- 9) Utility balcony (8'0" x 6'0")

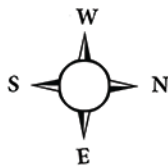
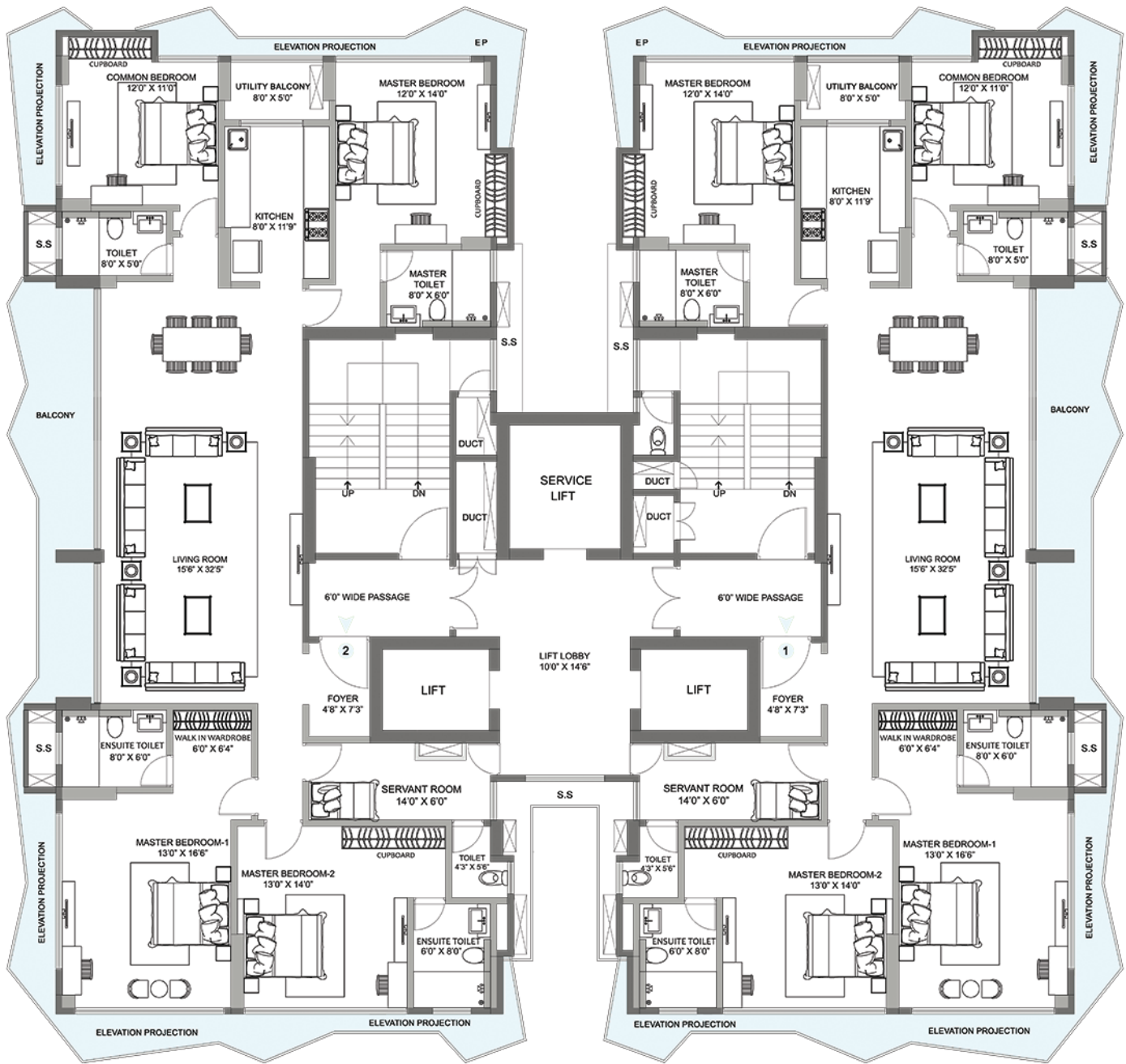
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CRYSTAL SPIRES - 2

18th Floor



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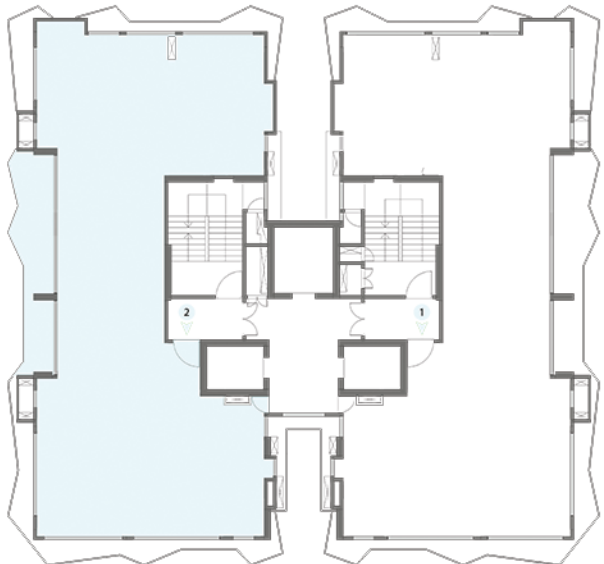
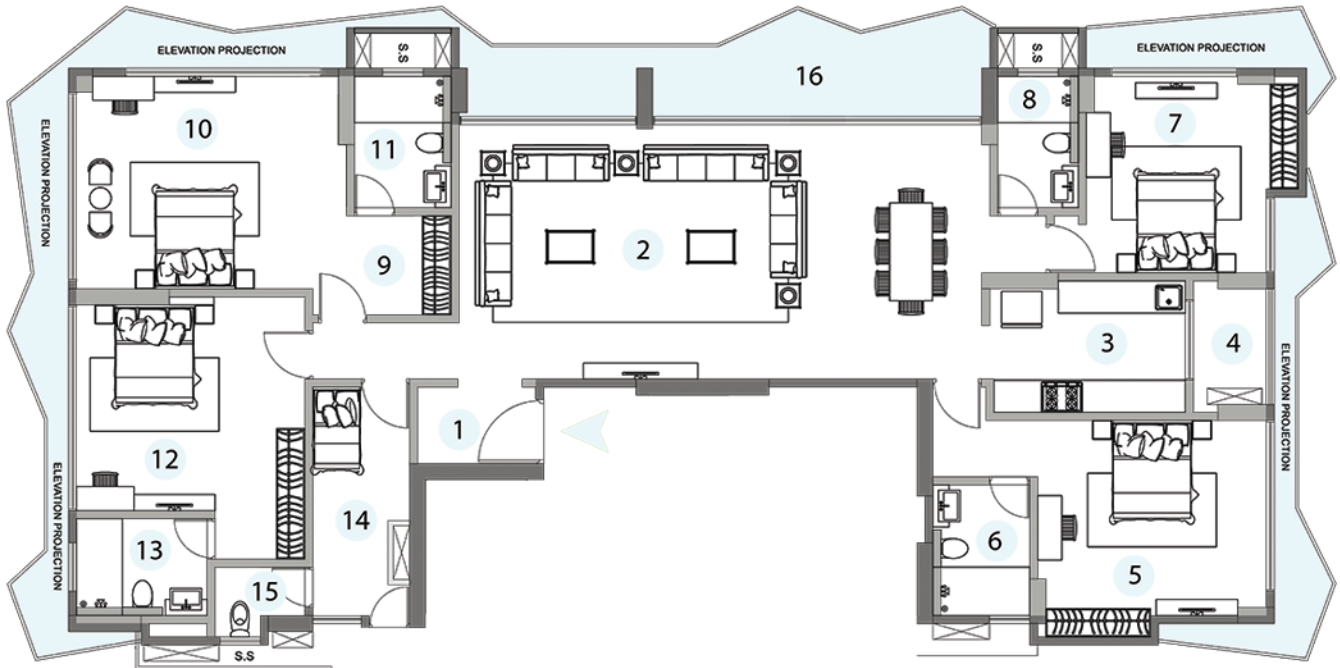


CRYSTAL SPIRES - 2

4 BHK Unit Plan

RERA CARPET AREA	
SQ. M	SQ. FT.
173	1861

USABLE CARPET AREA	
SQ. M	SQ. FT.
193	2080



- 1) Foyer (4'8" x 7'3")
- 2) Living room (15'6" x 32'5")
- 3) Kitchen (8'0" x 11'9")
- 4) Utility balcony (8'0" x 5'0")
- 5) Master bedroom (12'0" x 14'0")
- 6) Master toilet (8'0" x 6'0")
- 7) Common bedroom (12'0" x 11'0")
- 8) Toilet (8'0" x 5'0")
- 9) Walk in wardrobe (6'0" x 6'4")
- 10) Master bedroom -1 (13'0" x 16'6")
- 11) Ensuite toilet (8'0" x 6'0")
- 12) Master bedroom -2 (13'0" x 14'0")
- 13) Ensuite toilet (6'0" x 8'0")
- 14) Servant's room (14'0" x 6'0")
- 15) Servant's toilet (4'3" x 5'6")
- 16) Balcony

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SPECIFICATIONS

Your Space, thoughtfully designed.

LIVING / DINING ROOM & BEDROOMS / STUDY

- Premium vitrified tile flooring 800mm * 800 mm
- Main door: Laminated finish doors with Red Miraeli Teak doorframe
- Other doors: Laminated finish doors

KITCHEN AND UTILITY AREA

- Premium vitrified tile flooring in the kitchen
- Granite or quartz-topped platform with 2’ vitrified tile dado
- Stainless steel sink with drainboard
- Chrome-Plated fitting by Vitra or equivalent
- A quality exhaust fan by Havells or equivalent
- Provision for hob & chimney
- Provision for washing machine, drier & geyser in the utility area
- Water purifier by Aquagard or equivalent
- Glass aluminium frame door in the utility area
- A gas leak detector

TOILETS

- Premium anti-skid vitrified floor tiles
- Vitrified wall tile dado up to 7’
- Sanitary ware by Vitra or equivalent
- Chrome-Plated fittings by Vitra or equivalent
- Three-fixture shower fitting in a common toilet by Vitra or equivalent
- Four-fixture shower fitting in Master Bedroom by Vitra or equivalent
- Shower panel with a hinged door in the Master Toilet
- Shower glass panel partition in all the toilets
- A quality exhaust fan in all the toilets by Havells or equivalent
- 25-litre boiler/geyser for the toilets

MISCELLANEOUS

- Acrylic emulsion paint by Asian Paints or Jotun or equivalent
- Anti-skid wooden floor tiles in the balconies

SPECIFICATIONS

Your Space, thoughtfully designed.

ELECTRICALS

- Concealed electrical copper wiring by Polycab or equivalent
- Pre-wired cable, broadband and telephone points in all the rooms
- International sockets and switches by Legrand or equivalent
- A video door phone & intercom
- Provision for an inverter
- A panic alarm in the Master Bedroom

AMENITIES

- Approx. 20000 sq. ft. grand designer podium and landscaped garden
- Swimming Pool
- Club House
- Gymnasium
- Children’s Play Area
- Mini Futsal Court
- Landscape Rooftop
- Society room
- Grand entrance lobby

SPECIFICATIONS

Your Space, thoughtfully designed.

EXTERNAL SPECIFICATION

- Quality vitrified tiles for the Main & Lift Lobby
- Quality Tremix or paver blocks on the open paving area
- Quality lift by Mitsubishi or equivalent with ARD (automatic rescue device of lift to next floor during a power failure)
- DG power backup for common areas, water pump and elevators
- Smoke detectors in the Lift Lobby
- CCTV cameras in the Main Lobby
- Solar water heater
- Rainwater harvesting
- Sewage Treatment Plant (STP)
- Modern fire fighting system

GALLERY: SAMPLE FLAT IMAGES

Living and Dining



We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Artist's impression, for representation purpose only.

GALLERY: SAMPLE FLAT IMAGES

Kitchen



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GALLERY: SAMPLE FLAT IMAGES

Bedroom



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GALLERY: SAMPLE FLAT IMAGES

Bathroom



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THE FOUNDATION: ABOUT US



Crystal Spires is a development by Luxora Realtors Private Ltd., and is jointly brought to you by the FDI – Promoted Aanya Group and Luxora group. With over 30 years of experience in residential real estate development, Luxora group focuses on producing high-quality projects that feature beautiful, modern designs built to exacting standards.

The two groups combine intelligent building design, local sensitivity, and international best practice to create progressive, socially-responsible developments. They share a vision of creating residential housing, which exceeds expectations and is symbolic of modern India. Aanya and Luxora are also collaborating on other projects in Maharashtra, including Nagpur and areas of the Mumbai Metropolitan Region.

The company has recruited a team of highly acclaimed, internationally recognized experts to help it plan, design, and build Crystal Spires.

These partners have been chosen because they are the best in their fields, they possess the skills and calibre to deliver a project of Crystal Spires’ magnitude. The team is multi-disciplinary and covers every aspect of the project from the grand overarching vision to the minutest details.

It’s a team with the expertise and technical skills to create a brilliantly planned and constructed community – which works at every level, which constantly inspires and engages, and which will set the standards for all communities and its type.