

LIFE IN A 100+ ACRE TOWNSHIP OF 4000+ HAPPY FAMILIES COMMUNITY HAS ONE MORE GREAT THING TO OFFER: THE EXCLUSIVE PAYMENT PLAN.

2 & 3 BHK HOMES
STARTING
AT ₹1.14 CR PLUS TAXES.

A 100+ ACRE SELF-SUFFICIENT TOWNSHIP
ADVANTAGE: 3.5% REDUCED STAMP DUTY BY
THE STATE GOVERNMENT.

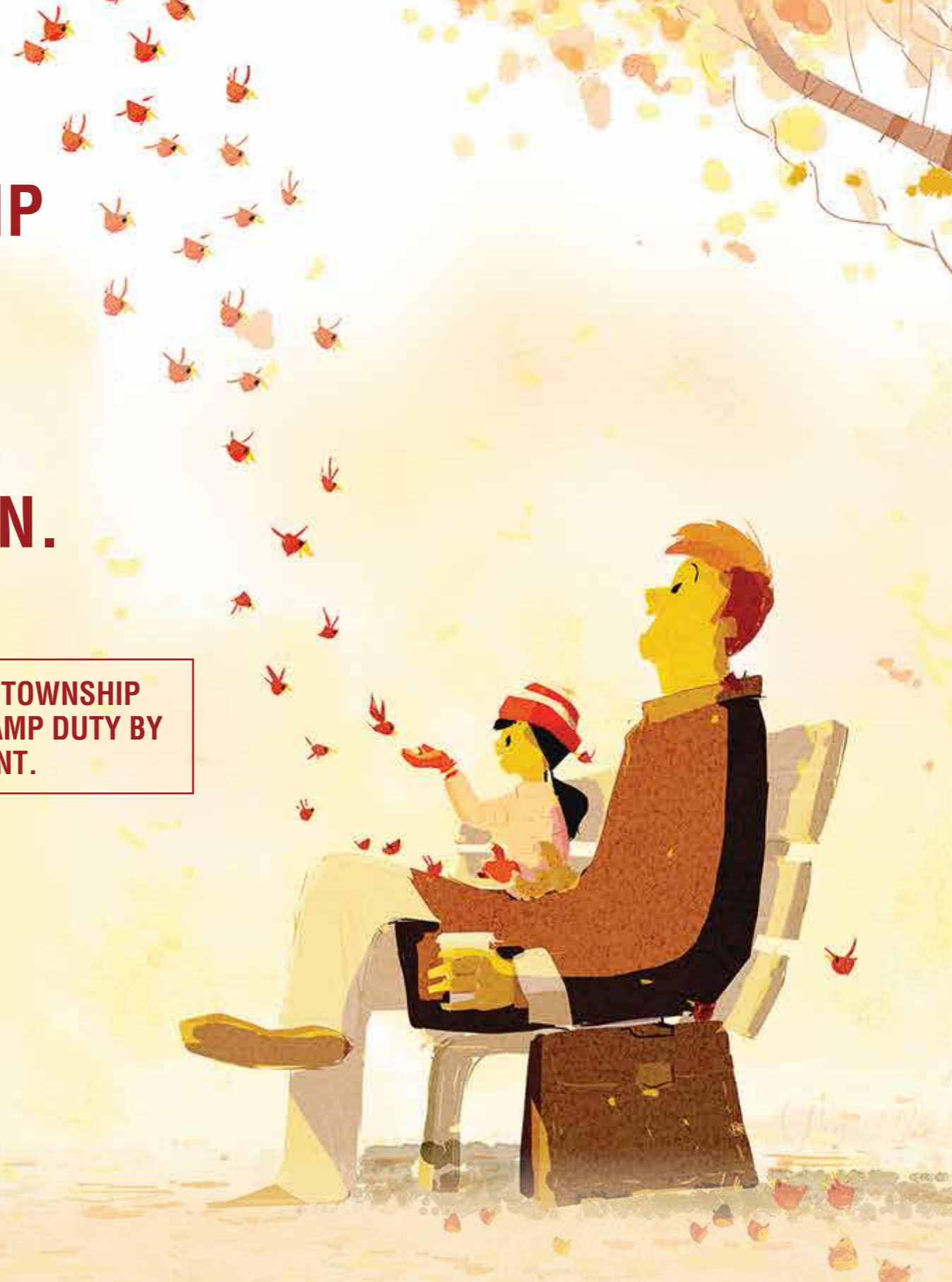
URBANIA | THANE (W)

CHILDHOODS AVAILABLE

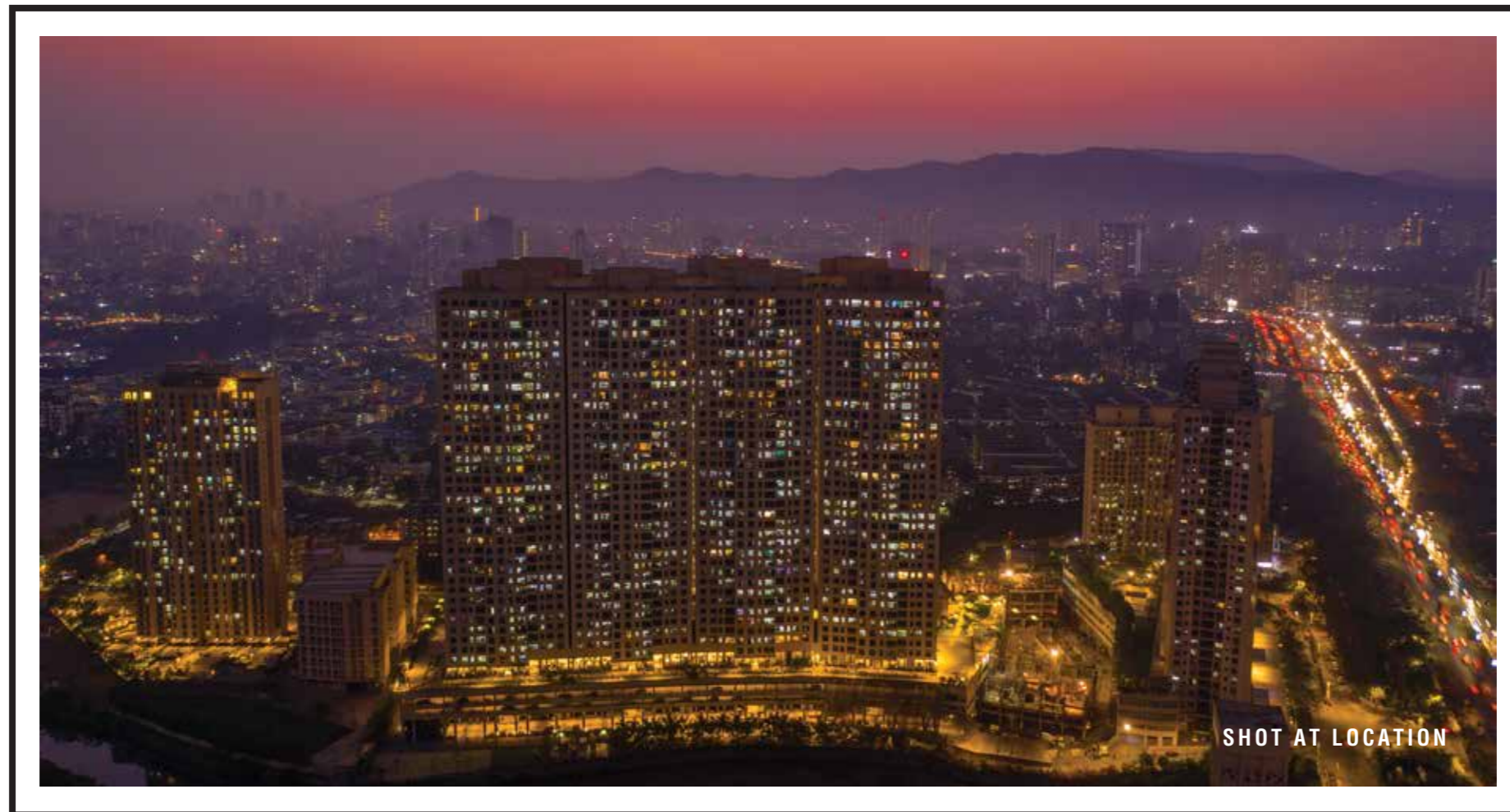
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IT'S THOUGHTFUL. IT'S

Rustomjee®



**WELCOME TO RUSTOMJEE URBANIA'S 100+ ACRE TOWNSHIP.
COME EXPERIENCE THE MOST HAPPENING TOWNSHIP IN THANE.**



Click to take a virtual tour of Urbania
<https://rb.gy/qanwoq>

Click to watch walkthrough of Urbania
<https://youtu.be/Gi8YnGhN6uc>



LOCATION & INFRASTRUCTURE

Infrastructure Developments at Thane



- # METRO LINE 4 CONNECTIVITY FROM THANE TO WADALA.
- # PROPOSED METROL LINE 5 CONNECTIVITY FROM THANE TO KALYAN.
- # PROPOSED BULLET TRAIN THANE STATION (MUMBAI - AHMEDABAD).
- # PROPOSED WATERWAYS & CHOWPATI DEVELOPMENT IN THANE AROUND ITS CREEKS.
- # PROPOSED THANE BORIVALI TUNNEL ROAD, GMLR CONNECTIVITY, AIROLI-DOMBIVALI TUNNEL ROAD VIA THANE, & OTHER ROADWAYS DEVELOPMENTS.
- # PROPOSED INTERNAL METRO WITHIN THANE.
- # PROPOSED 5 STAR TAJ HOTEL – GB ROAD.

LOCATION ADVANTAGES

« JUST OFF THE EASTERN EXPRESS HIGHWAY

« 10 MINS FROM THANE STATION

« 20 MINS FROM AIROLI

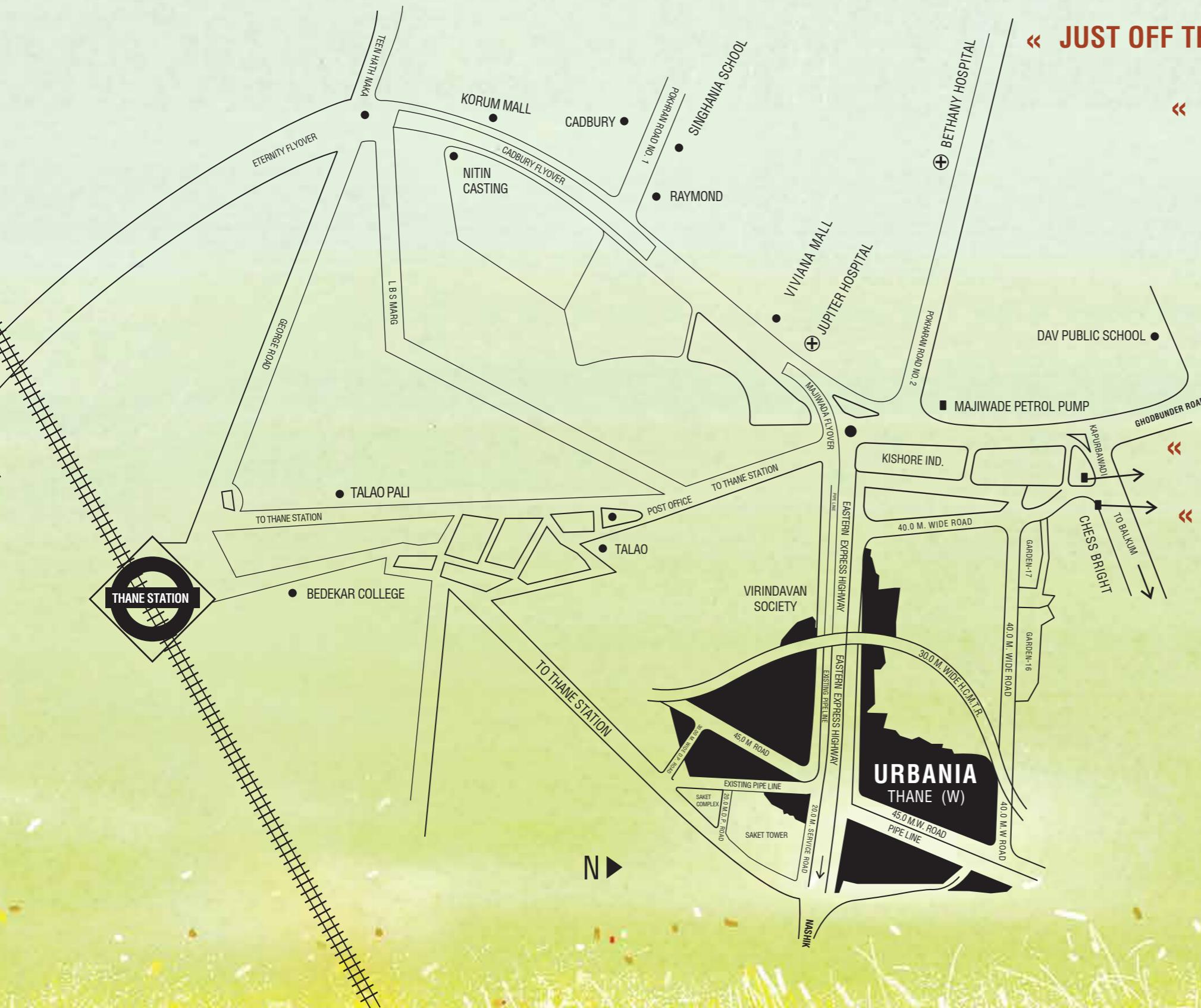
« 30 MINS FROM POWAI

« 40 MINS FROM DADAR

« 50 MINS FROM BKC

« 55 MINS FROM NARIMAN POINT

« 60 MINS FROM ANDHERI WEST



*TIME TAKEN FROM GOOGLE MAPS

WHY WE'RE A FAMILY-FAVOURITE.

- 2 & 3 BHK HOMES
- IGBC GOLD CERTIFICATION
- RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL
- RETAIL SPACES
- COMMERCIAL SPACES
- FIRE STATION
- POLICE STATION
- KIDS' PLAY AREA
- FRUIT PICKING
- OPEN AIR GYM & OUTDOOR FITNESS AREA
- FESTIVAL PLAZA & MULTIPURPOSE PLAYGROUND
- MULTI SPORTS ARENA
- INFORMAL PLAY AREA / GARDEN
- INFORMAL SEATING AREA
- CENTRAL ISLAND
- URBAN FARMING
- TREE SURFING & YOGA PAVILION



PROPERTY HIGHLIGHTS

AN INCREDIBLE INVESTMENT OPPORTUNITY | 2 BHK HOMES WITH SCENIC VIEWS OF YEOOR HILLS AND THANE CITY | 4 LEVEL CAR PARK PODIUM + 41 HABITABLE FLOORS | 32 STATE OF ART AMENITIES
OVER 20 RETAIL STORES | PROPERTY MANAGEMENT SERVICES BY CREST | ALL APPROVALS IN PLACE FOR AZZIANO D - L TOWER, RUSTOMJEE URBANIA THANE (W).



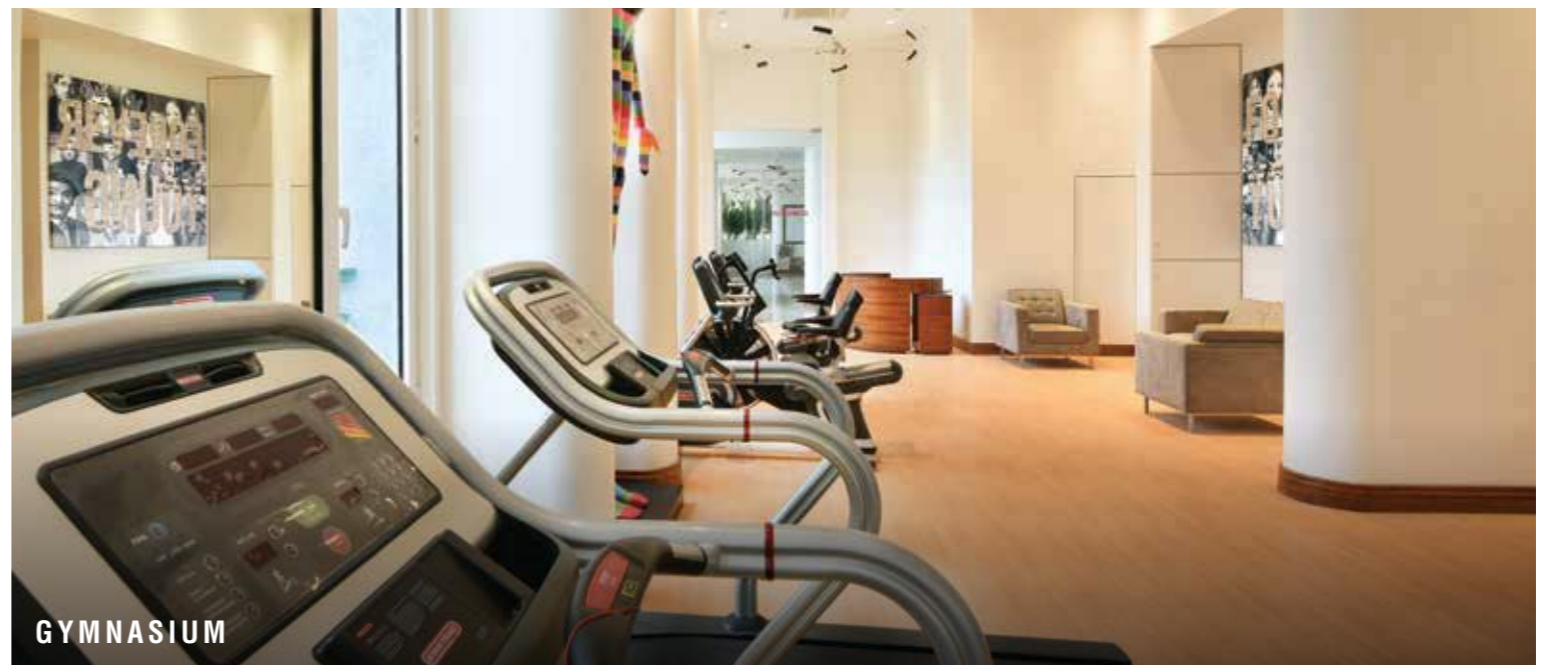
PARTY HALL



CAFE



INDOOR GAMES ROOM



GYMNASIUM



TENNIS COURT



INDOOR GAMES ROOM / ZONE



SWIMMING POOL



SENIOR CITIZENS' RELAXATION AREA



GUEST ROOM



LIBRARY



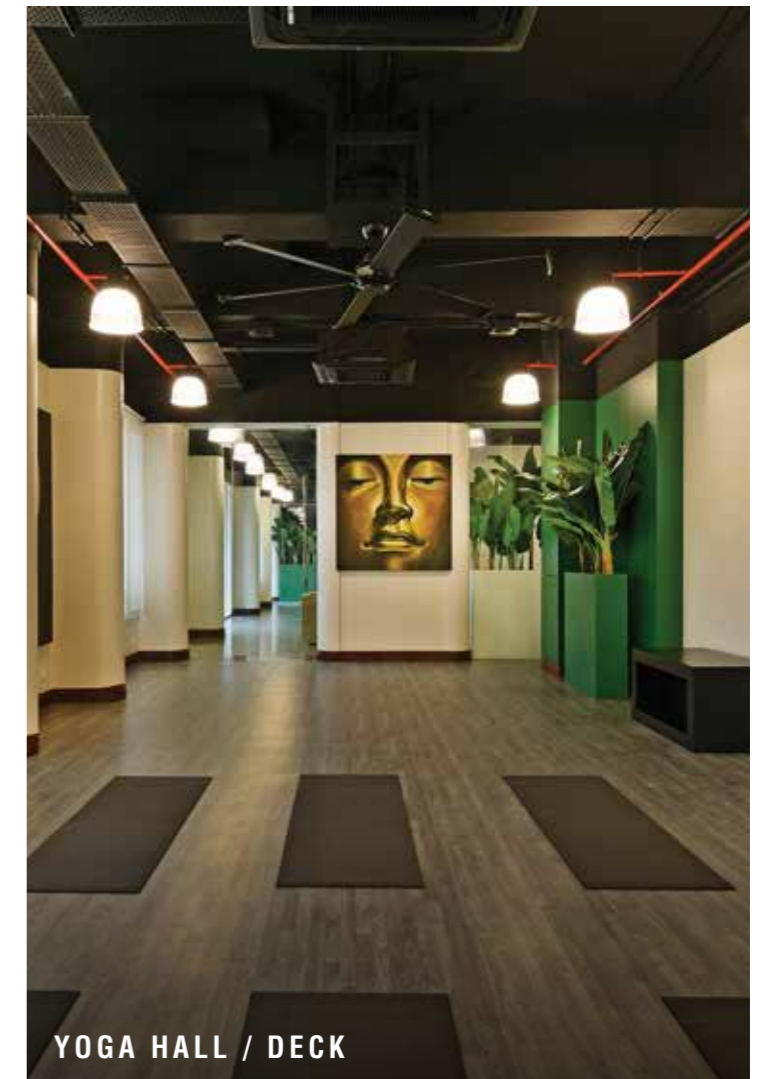
BUSINESS CENTRE



ADVENTURE ZONE



RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL



YOGA HALL / DECK

A MINUTE'S WALK AWAY: EATERIES, PRE-SCHOOLS AND THE JOY OF KNOWING YOU NEVER HAVE TO BE STUCK IN TRAFFIC AGAIN.

Over 20 retail stores are now open at Rustomjee Urbania.

VLCC | JAVED HABIB | WELLNESS FOREVER | DESERTS AND DAIRY | EURO KIDS
JUST P'ZA | KLAY DAY CARE | UCLEAN LAUNDARY | AABHAA LADIES BOUTIQUE | GIFT NATION | DAILY FRESH
RAJESH SURVE PHOTOGRAPHY | APSARA ICECREAM
EDEN SUPERMARKET | DR. RAI DENTALS AVENUE | WASH AND PRESS AND FEW OTHERS



SHOT AT LOCATION



LAUNCHING URBANIA'S TALLEST TOWERS. LIVE ON CLOUD 9.

AZZIANO AMENITIES: SQUASH COURT |
TENNIS COURT | MINI THEATRE
SWIMMING POOL | ALFRESCO DINING |
CAFÉ | GYMNASIUM | MINI GOLF
INDOOR GAMES ROOM/ZONE | CHANGING
ROOMS | SPA | KIDS' PLAY AREA |
SENIOR CITIZENS' RELAXATION AREA |
PRE-FUNCTION AREA LEON'S WORLD |
KIDS' POOL | PARTY HALL | PARTY SPILL
OUT AREA RESTING CABANAS | DRY
FOUNTAIN | BUSINESS CENTRE/MEETING
ROOMS | LIBRARY/READING ROOM |
BASKETBALL/BOX CRICKET | YOGA
HALL/DECK | GUEST ROOMS |
MEDITATION POD | CLIMBING WALL



D WING

AZZIANO THANE



TYPICAL FLOOR
(WING-D)



LOCATION PLAN

TYPICAL FLOOR PLAN

- DISCLAIMER :-
1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES.
 2. MINOR VARIATIONS (+ / -3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS
 3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.

L WING

AZZIANO THANE



TYPICAL FLOOR PLAN

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TYPICAL FLOOR
(WING - L)



LOCATION PLAN

IT'S THOUGHTFUL. IT'S **Rustomjee®**

WWW.RUSTOMJEE.COM

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MahaRERA registration no: Azziano - Wing D - P51700019544, Wing L - P51700018621.
Available at website: <https://maharera.mahaonline.gov.in/>