

A Project by



**DEVKRUPA**<sup>®</sup>  
ENTERPRISES  
ENGINEERS & BUILDERS  
DESIGN | DEVELOP | DELIVER  
ISO 9001 - 2008 CERTIFIED

Site Address - Plot No. 37, 38, 39, Sector 51, Dronagiri

Corporate Address - 811 / 812, The Landmark, Plot No 26A, Sector 7, Khairghar, Navi Mumbai - 410 210.

Contact No: 9870044870 | 9769944921 | 9322489436

Indulge your senses in luxury

**DEV LUXURIA**  
DRONAGIRI











Create your own little eco-panoramic world. Come to the lush green terrains of truly breathtaking nature where life meets the multiple shades of joy, peace and happiness. Nestled into pollution-free zone Dronagiri, it is an icon of elevated lifestyle.

Offering spacious and well-planned 1 & 2 BHK apartments, 'DEV LUXURIA' gives you a unique lifestyle advantage. Unlike many others, here you will find Hi-Tech Gymnasium, Jogging Tracks, Landscape Garden and Children's play area...everything.



### Exclusive features...

- CIDCO Transfer Plot
- A wing G+19 Storied Tower
- B wing G+18 Storied Tower
- Residential cum commercial project
- Exclusive 1 & 2BHK flats
- Grand entrance lobby
- Earthquake resistant RCC Design
- Ample covered & open parking space
- Decorative entrance main gate
- Beautiful landscaped garden
- Gymnasium
- Children's play area
- Indoor games



## Where Luxury awaits you...

Two majestic towers, towering into the skies, 'DEV LUXURIA' is an ultra-luxury address. Come to the lush green terrains of truly breathtaking nature where life meets the multiple shades of joy, peace and happiness. Nestled into pollution-free zone Dronagiri, Navi Mumbai, it is an icon of elevated lifestyle. Offering spacious and well-planned 1 & 2 BHK apartments, 'DEV LUXURIA' gives you a unique lifestyle advantage. Unlike many others, here you will find Hi-Tech Gymnasium, Jogging Tracks, Landscape Garden and Children's play area...



## Dronagiri... A new landmark to celebrate life...

The Dronagiri zone is spread over an area of 1,777 ha and is located at the southern tip of Navi Mumbai, India. The zone is located to the east of Uran town, and is bound by the Karanja River on the south-east. Residential areas are located to the west and north-west of the zone, while the Jawaharlal Nehru Port (JNPT) area and township are located towards the north of the zone. The zone is adjacent to the JNPT port, and is located farthest from the central business districts of Belapur, Nerul and Vashi. The topography includes a hilly region towards the west of the zone. The region receives rather heavy rainfall regularly during the months of August through November and in order to ensure proper drainage of the area, CIDCO has constructed holding ponds in the area to allow water to accumulate during high tide & heavy downpour. During low tide, water from the holding ponds flows back into the sea.







#### WINDOWS

Powder coated aluminium sliding windows with marble sill

Powder coated aluminium, glass louvered window in toilets

#### WALLS & PAINTS

Internal wall with distemper paint and acrylic paint for external wall

#### ELECTRIFICATION

wiring

Concealed Polycab / Anchor / Equivalent brand copper fittings

Provision of cable tv, telephone in living & bedrooms

Intercom & AC point in living room

Modular switches

### Amenities...



#### WATER

Under ground overhead water tank with adequate water storage capacity

#### TERRACE

Special brickbat proofing treatment

#### FLOORING

Vitrified flooring in all room

#### KITCHEN

Granite kitchen platform with S.S. Sink

Wall tiles dado up to beam level

#### DOORS

Decorative laminated flush main door with wooden frame

Decorative laminated flush door

Good quality brass fixture & fittings

Decorative laminated flush bath & WC doors with marble frame

#### BATH & WC

Glazed tiles dado upto beam bottom

Branded sanitary wares

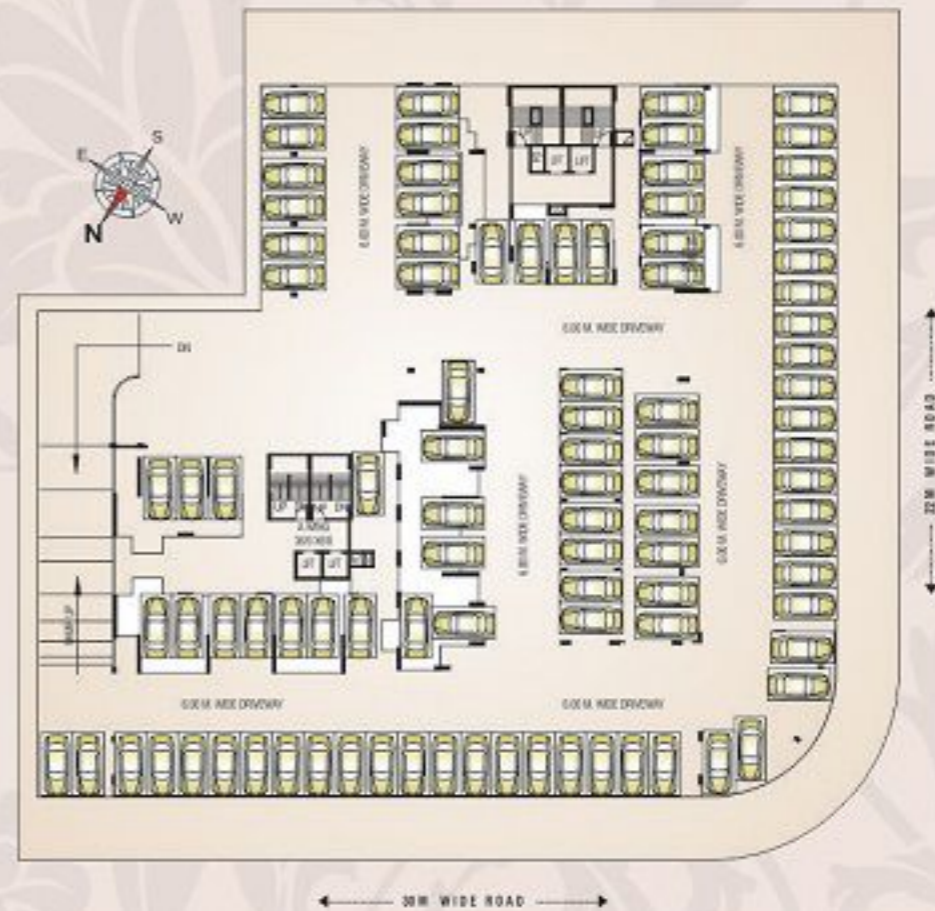


## GROUND FLOOR PLAN



Actual room dimensions may vary  $\pm$  2% subject to finishing work and structural element.

## 1ST FLOOR PLAN



Actual room dimensions may vary  $\pm$  2% subject to finishing work and structural element.







**A WING**  
( 8TH, 12TH FLOOR PLAN )



Above room dimensions may vary ± 2% subject to finishing work and structural element.

**A WING**  
( 16TH FLOOR PLAN )

**A WING**  
( 18TH FLOOR PLAN )



Above room dimensions may vary ± 2% subject to finishing work and structural element.

**A WING**  
( 19TH FLOOR PLAN )



### TYPICAL FLOOR PLAN - B WING

( 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH FLOOR )



Below room dimensions may vary ± 2% subject to finishing work and structural element.

### TYPICAL FLOOR PLAN - B WING

( 4TH, 6TH, 8TH, 10TH, 12TH, 14TH FLOOR )

### B WING

( 16TH FLOOR PLAN )



Below room dimensions may vary ± 2% subject to finishing work and structural element.

### B WING

( 17TH FLOOR PLAN )



**B WING**  
( 18TH FLOOR PLAN )



20M WIDE ROAD

Above room dimensions may vary ± 2% subject to finishing work and structural element.

**LAYOUT PLAN**

**1 BHK - 3D VIEW**



**2 BHK - 3D VIEW**



## LOCATION PLAN

The perfect blend of verdant nature, wide open spaces, clean fresh air and supreme views make Dev Luxuria just the perfect address to live. In addition to this its proximity to Ulwe - the most promising and upcoming suburb of Navi Mumbai in terms of infrastructure development, real estate growth and appreciation makes this project equally poised to benefit greatly from a long term investment perspective.

## Connectivity to prominent hubs

- Nhava Sheva - Soveri Sea Link - 3 to 5 minutes drive
- JNPT Port - 5 minutes drive
- Proposed International Airport - 15 minutes drive
- Proposed Belance SEZ - 5 minutes drive
- Palm Beach Road : 20 minutes drive
- Panvel City : 15 minutes drive

