

**COURTYARD**  
AT POKHRAN ROAD 2

Site Address: Courtyard, Opp. Glaxo SmithKline Limited, Pokhran Road No. 2, Thane (W), Maharashtra - 400610.  
[www.courtyard-rozanne.com](http://www.courtyard-rozanne.com) | MahaRERA Registration No.: Rozanne P51700006312 | Onyx P51700000714 |  
Ornella P51700000681 | Ivy P51700000611 | Florence P51700000831.  
Visit MahaRERA website - <https://maharera.mahaonline.gov.in/> for project details



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# A Lifestyle Collection

Rozanne by Courtyard brings to you a collection of the best 3 BHK homes.

They are intelligent by design with spaces conceived to flow seamlessly. Experience the cutting edge in construction technology, that's beautiful to see and to touch.

## Apartment Highlights

- L-Shaped Living/Dining Room
- System Designed Schüco Windows
- International Branded Bathroom Fittings
- All Apartments With East-West Orientation
- Separate Dry Area
- Pooja Niche
- Utility Deck In Kitchen
- Sky Decks
- Cross Ventilation Throughout
- Walk-in Wardrobe
- Vastu Compliant Layout
- 4 ft Wide Decks In Master Bedroom And Living Room\*
- Additional Wardrobe In Master Bedroom/Work from Home Space

\*Provided in select apartments



# Experience Grandeur Like Never Before

At Rozanne by Courtyard,  
your world has all the space it needs.

The concept of space need not be limited to just the living area, but must include spacious bedrooms to accommodate a resident's innate aspirations for fine living. This is the idea that underpins the design of 3 BHK homes at Rozanne by Courtyard, the most spacious and luxurious that Thane has to offer. The perfect place for you to master your own time and space.

















## Project Highlights

- ★ 7 Acre Land Parcel
- ★ 4 Acre Central Greens
- ★ 24,000 Sq.Ft. Clubhouse
- ★ Low Density Development
- ★ 4 Swimming Pools
- ★ 75% Open Spaces
- ★ Breathtaking Yeoor Hills View
- ★ 2 Acre Community Park Adjoining the Project





# External Amenities

- |  |  |  |
|--|--|--|
|  1. Lawn Area                 |  7. Jacuzzi                 |  13. Football Turf    |
|  2. Party Area                |  8. Resistance Pool         |  14. Herb Garden      |
|  3. 400m Jogging Track        |  9. Kids' Pool              |  15. Reflexology Path |
|  4. Amphitheatre              |  10. Toddlers Play Zone     |  16. Yoga Zone        |
|  5. Tree House              |  11. Kids' Play Zone      |  |
|  6. 30m Adult Swimming Pool |  12. Interactive Fountain |  |

# Site Plan



\*COMMUNITY PARK  
\*Developed and handed over to TMC

Master Plan for Development at **COURTYARD**



# Elevate Your Outdoor Experiences



Amphitheatre



Kids' Play Area



Football Turf



Yoga & Meditation Zone



Interactive Water Fountain



4 Swimming Pools



# Make A Habit Out Of High Taste

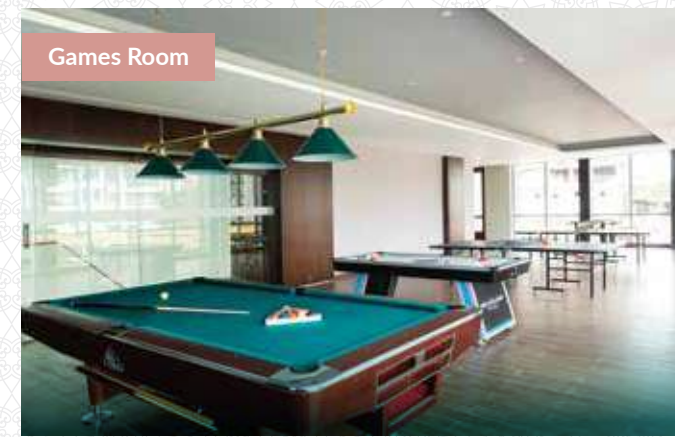
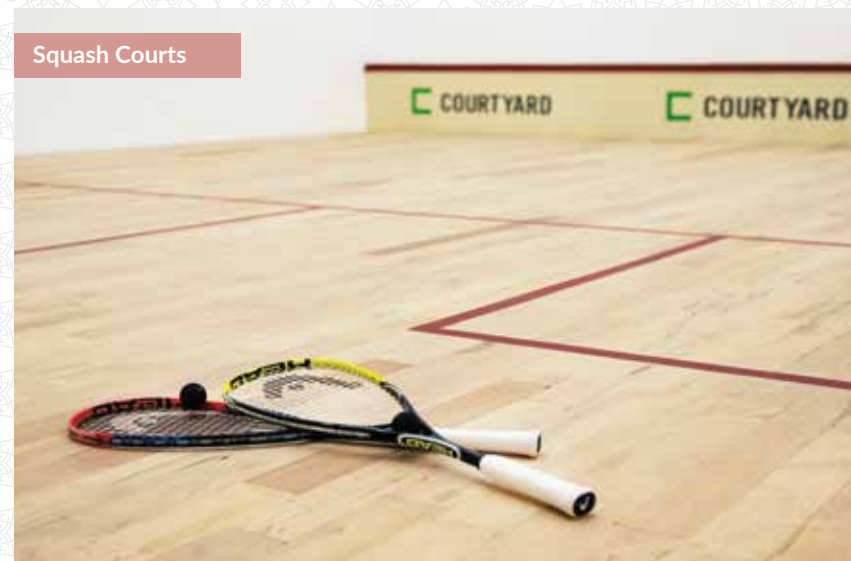
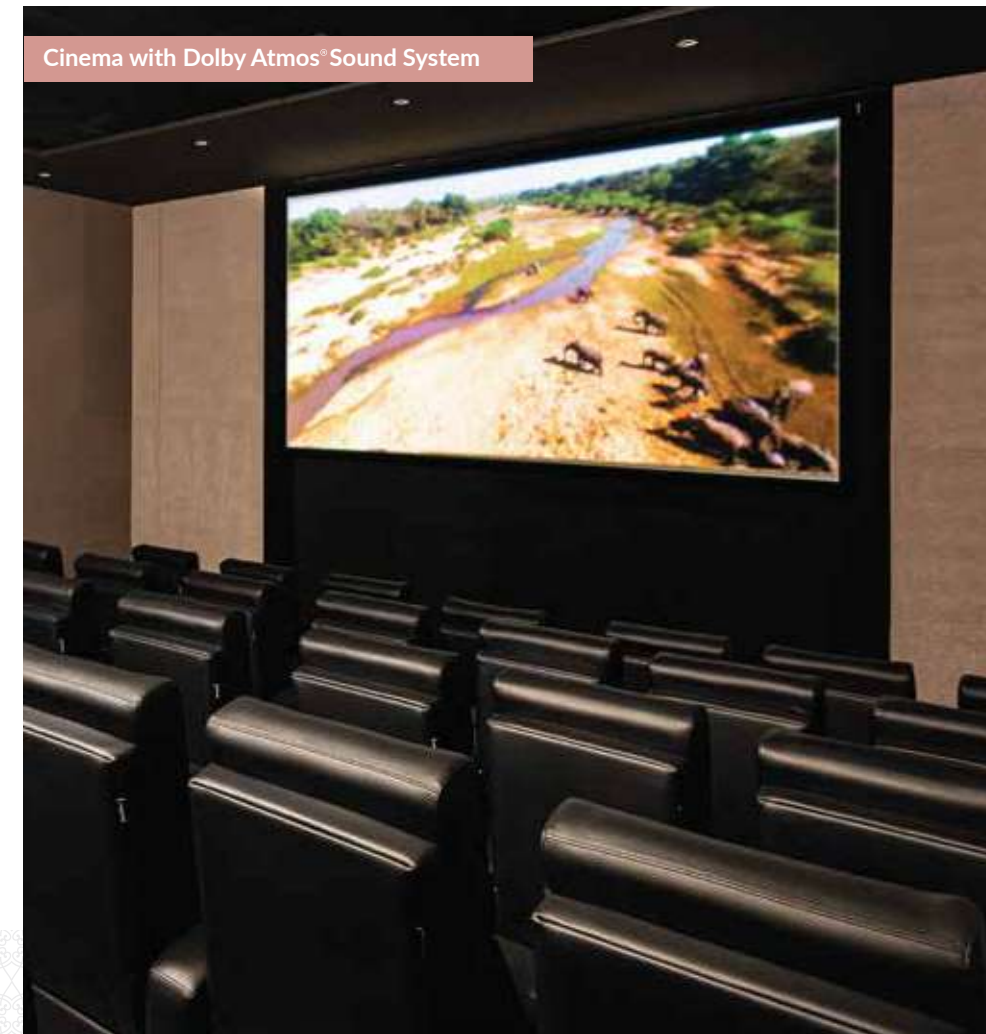
Welcome to a new way of living, where senses come alive & passion assumes a new meaning. Between the sports facilities, entertainment choices, acres of themed gardens and 30+ amenities, we are creating a life that's spectacular everyday.



24,000 Sq. Ft. Clubhouse



# Luxury All Around





# Interiors Made With Intelligence

Our architectural master plan reveals an intuitive design, that minimizes space wastage and maximizes the joy of being home.

## Apartment Sizes

Unit No.	Usable Area	Rera Carpet Area
1	117.80m <sup>2</sup> /1268 sq.ft.	107.17m <sup>2</sup> /1154 sq.ft.
2	117.80m <sup>2</sup> /1268 sq.ft.	108.92m <sup>2</sup> /1172 sq.ft.
3	123.56m <sup>2</sup> /1330 sq.ft.	107.96m <sup>2</sup> /1162 sq.ft.
4	123.56m <sup>2</sup> /1330 sq.ft.	107.98m <sup>2</sup> /1162 sq.ft.

- 405 Sq ft | Super Spacious L-Shaped Living and Dining Area
- 315 Sq ft | Master Bedroom With Walk-in Wardrobe
- 100 Sq ft | Kitchen and Utility Area

(Areas mentioned are only indicative and may not correspond to the actual area of each apartment. Refer to the floor plan of the specific apartment for the exact square footage of each room.)

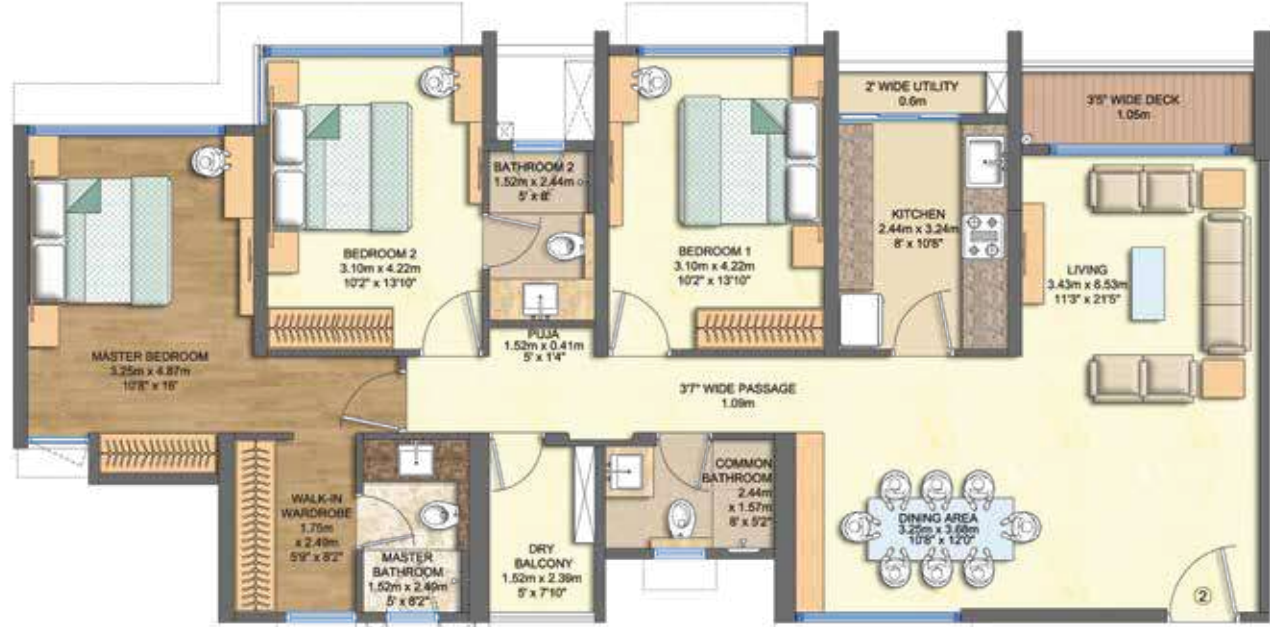




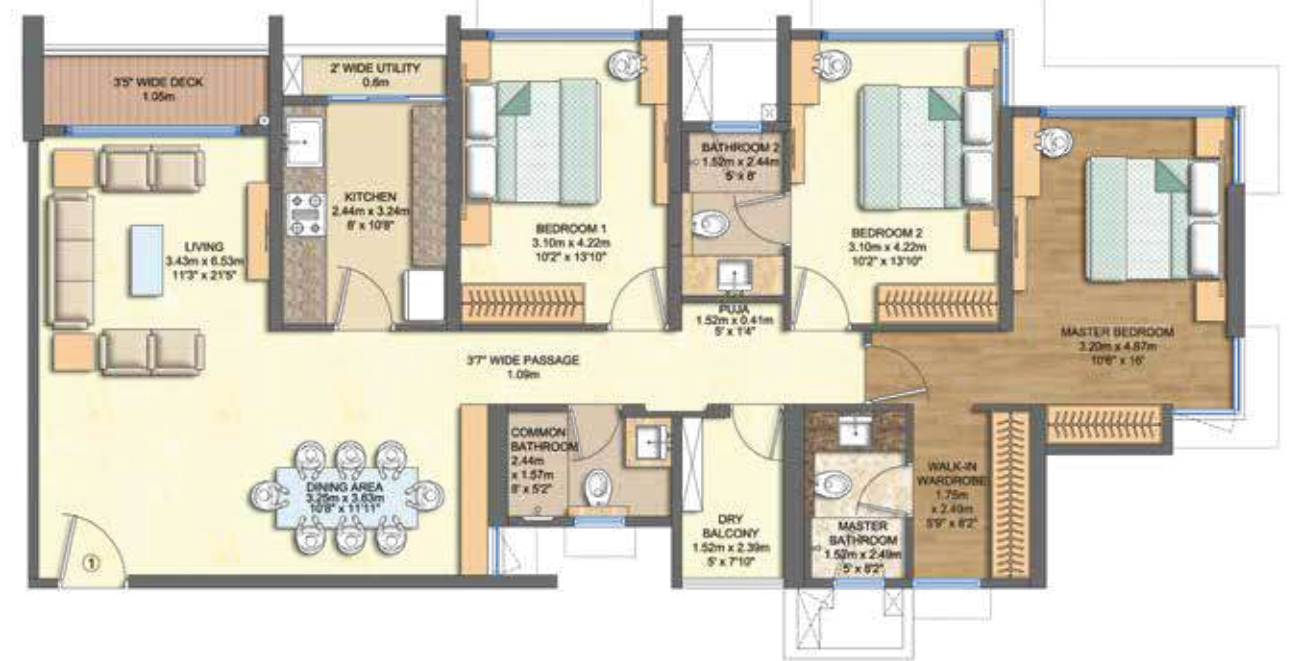




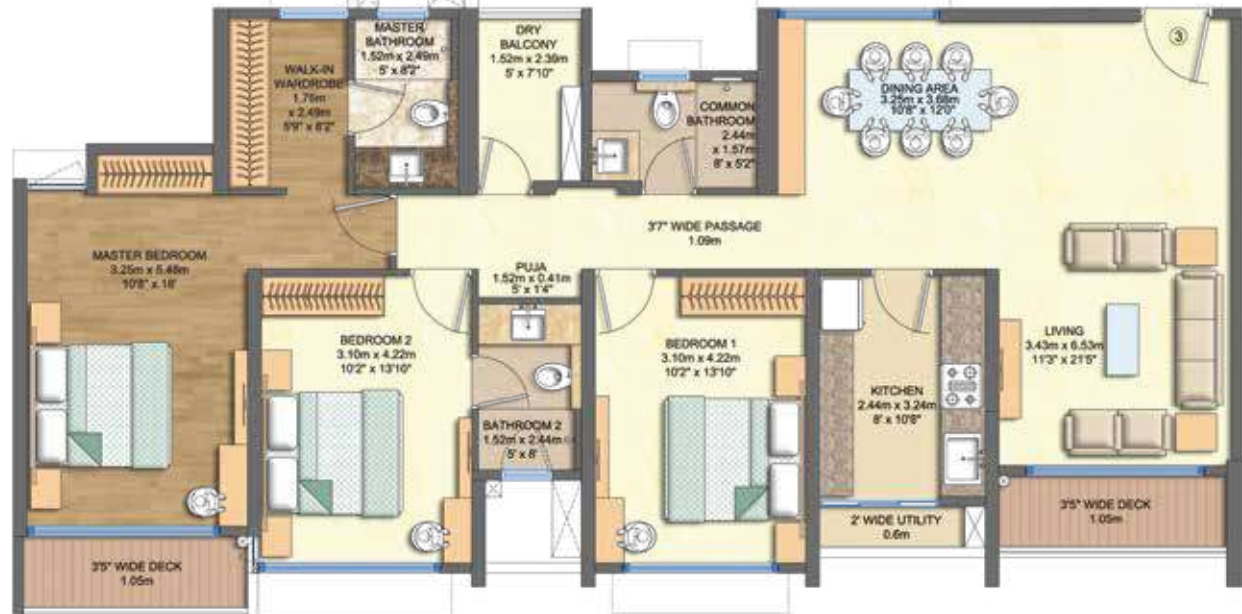
Unit No.	Usable Area	RERA Carpet Area
2	117.80m <sup>2</sup> /1268 sq.ft.	108.92m <sup>2</sup> /1172 sq.ft.



Unit No.	Usable Area	RERA Carpet Area
1	117.80m <sup>2</sup> /1268 sq.ft.	107.17m <sup>2</sup> /1154 sq.ft.



## Unit Plans



Unit No.	Usable Area	RERA Carpet Area
3	123.56m <sup>2</sup> /1330 sq.ft.	107.96m <sup>2</sup> /1162 sq.ft.



Unit No.	Usable Area	RERA Carpet Area
4	123.56m <sup>2</sup> /1330 sq.ft.	107.98m <sup>2</sup> /1162 sq.ft.