



PALM BEACH RESIDENCY  
navi mumbai's most premium waterfront homes



## Palm Beach Residency - An Epitome of Grandeur

In a class of its own, Palm Beach Residency dominates the Navi Mumbai skyline with its state-of-the-art façade and unparalleled aesthetics.

Fronting the Palm Beach Road, the towers present a curvilinear horizontality with prominent vertical wings. Big in size, scale and substance, Palm Beach Residency boasts lavish dimensions never seen before. A collaborative masterpiece of epic proportions, Palm Beach Residency brings to Navi Mumbai the innovation and experience of the best international consultants hand picked from around the globe.





## Glimpse into the Paradise that Beckons...

The magnificent entrance to Palm Beach Residency suitably raises your expectations...you will encounter only the best of the best here! At the main podium level, the entrance features cascading water walls, shallow and raised reflecting pools and planter boxes used with dramatic effect. Swaying palm trees and carefully tended foliage enhance the decorative water bodies as you approach a new wonderland.

A dedicated driveway to the ramp, podium and onward to the parking levels isolates the vehicular movement from the recreational and landscaped areas, keeping children and resident safe and secluded.

The entrance to Palm Beach Residency is a boundary between worlds. Move out of the mediocre and mundane into an atmosphere of tranquility, privilege and refinement.



## Welcome to a World of Sophistication

Large, impressive, air conditioned entrance lobbies with hi-tech security features, offer seating for visitors, reception and concierge facilities. High capacity lifts along with a dedicated service/stretcher lift are provided for each wing.

Satellite elevators for guests leading up to banquet hall, recreational facilities and podium levels are isolated from the residence entrances to maintain privacy and exclusivity.

An international standard Business Center with conference rooms and meeting lounges is provided.

Separate ramps for residents and guests cars lead to the lower ground, stilt+2 podium levels of parking for around 1,200 cars. Provision for car washing is a thoughtful addition.

Approximately 100 small 1BK flats below the podium for domestic help and drivers (proposed).





## Gymnasium and Pool Deck at Podium Level

All recreation and leisure facilities for residents are provided in the exquisitely landscaped 2,00,000 sq. ft. (approximately) on the topmost podium level, commanding scenic ocean views and ensuring privacy. Amenities include :

- Multipurpose halls
- Meditation and Yoga rooms
- Fully equipped club house and Gymnasium
- Mini theatre
- Infinity edged swimming pools, jacuzzis, lap pools and kids' fun pool with water jets
- Indoor games rooms - snooker, table tennis, pool
- Vehicle-free play areas for children
- Courtyard gardens
- Reading gardens
- Skating rink
- Jogging track



## A Sky-high Lifestyle !

In the race for premium living emerge the winner. Palm Beach Residency's unique crowning feature - the rooftop jogging track\*, embodies your spirit of adventure and achievement.

The 220 mt. x 3 mt. sky jogging track\*, protected from the traffic and pollution below is secured by a 3 mt. glass. Fresh air, inspiring views and an invigorating ambience deliver a sky-high experience unlike anything you have ever enjoyed so far.

At the next level, each tower has a well-appointed sky lounge with wi-fi connectivity where you can relax, unwind or chat.

The adjacent sky gardens\* with exquisite landscaping, water bodies and recliners extend an irresistible invitation...welcome the sunrise at dawn or say goodbye to the day as dusk falls...go ahead, experience the ultimate, top-of-the-world feeling! Pure escapism!





## Glistening Pools and Tropical Greenery...

The landscape design and layout draws inspiration from the well defined building facade fronting Palm Beach Road and its visual axes towards the ocean.

The main attractions of the podium deck are sea facing infinity pools, a six lane 50 mt. lap pool and kids fun pool with interactive water jets. While reflecting the majestic beauty of the ocean these water bodies act as focal points.

Other interesting elements are open viewing decks at intersections, rows of floating planters with flowering trees that shelter the jacuzzis and a colonnade with window openings that frame the sea views.

Courtyards, plazas and walkways with avenues of trees and palms demarcate different areas and activities on the deck.



## Perfect Planning

- Optimum space utilisation with natural light and cross ventilation
- Apartments laid out with natural Italian Marble flooring
- Servants room provided in most of the apartments
- Kitchens with granite platforms and water purifiers; with additional drying verandahs
- Toilets with Italian tiles / Marble with Grohe, Jaguar, Kohler and similar make sanitary ware and fittings
- Spacious bathrooms with demarcated wet and dry areas; master bathrooms with seating ledges enjoying panoramic sea views through one way tinted glasses
- Provision for in-built copper piping and drainage for split A/c units\*\*
- Covered, maintainable services balconies for HVAC outdoor units, boilers, etc\*.
- Master bedrooms with wooden flooring, built in cupboards and seating ledges providing a sense of spaciousness

\*\* Split A/C units not provided





## Signature Homes

- Sea view for most of the flats (2, 2½, 3 and 4 BHK) while the remaining flats (2 BHK in Wings A to D) enjoy unrestricted vistas of the scenic mountains
- 3.3 mt. high ceilings\* impart a sense of grandeur
- Flats laid out to give a feel of individual semi detached dwellings
- Hi-tech security system and CCTV within each apartment and entire complex especially in areas like main entrance, entrance lobbies, kids' play areas, etc. Video door phones provided at the entrance of each flat and main entrance lobby
- The apartments, laid out as per Vaastu guidelines, provide maximum cross ventilation, natural illumination, panoramic views and optimum space utilisation
- Spacious, well lit lobbies and common green areas on each habitable floor
- Exclusive elevators\* providing private access to certain individual homes
- Separate chutes\* for dry and wet garbage
- Separate facilities for domestic help - ladies and gents toilets\* on each habitable floor

## Typical Floor Plan - Tower E (Formerly H) & Tower F (Formerly I)



### Typical Floor Plan - Tower A, B, C & D





## The Ultimate Address

Palm Beach Residency enjoys inherent geographical advantages :

- Spectacular views assured forever by the No Development (Green) Zone reservation in the vicinity - 58% land reserved for Green Development in Navi Mumbai.
- Pollution-free, slum-free, clean environment.
- Non heavy vehicle six lane roads.
- Influx of people moving to Navi Mumbai because of the SEZs, IT Parks, Corporate Parks, Townships, New International Airport and various other growing opportunities.
- Strong infrastructure in place with all four modes of transport integrally planned.
- This prime and most scenic stretch of 12.5 kms from CBD to Pawane, aptly termed the Marine Drive of Navi Mumbai, is by far the most sought after address.
- Numerous schools, colleges, engineering, medical and dental colleges and world class sports stadiums in the neighbourhood support an upwardly mobile, growing population.
- Palm Beach Road leads to CBD of Navi Mumbai and to the proposed new International Airport, Seaport and other key landmarks.

## Distances\* of Key Locations from the Site

Proposed International Airport - 10 kms
Vashi Railway Station - 3 kms
Nerul Railway Station - 2 kms
Golf Course - 1 km
Reliance DAKC Office - 8 kms
Delhi Public School - 2 kms
Shushrisha Hospital - next to the site
Vashi Toll Naka - 4.5 kms
Dr. D. Y. Patil Cricket Stadium - 1.5 kms
Uran – Nava Sheva Highway - 5 kms
Reliance Nocil Office - 10 kms

\*All distances are approximate



Landscape Concept Plan

# Location Plan





## The Team

### Architects

Chandrashekhar Kanetkar  
Hiten Sethi & Associates

### Façade Consultants

Arup Façade Engineering (Singapore)  
[www.arup.com](http://www.arup.com)

### Landscape Design

Sherman Stave, Sitetectonix (Singapore)  
[www.sitetectonix.com](http://www.sitetectonix.com)

### MEP Consultants

Tarun Barai Consultants

### RCC Consultant

Niranjan Pandya, Mumbai

### Lighting Consultants

Lighting Planners Associates (S) Pte. Ltd.  
(Singapore)  
[www.lighting.co.jp](http://www.lighting.co.jp)

### Contractors

Talib and Shamsi  
Gayatri Enterprises

### Solicitors

Parimal Shroff  
Samir Sanghavi Associates



## Developers

**AxiomEstates™**  
India Properties Worldwide

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