

THE FREQUENT FLIERS ARE TAKING OFF.



ALPHA CITIES: THE NEW POWERHOUSES OF THE WORLD.

Alpha Cities are the pulsating heart of global economies, culture, and business. They are the benchmarks of success in every way. These cities serve as hubs for a myriad of sectors that drive national and international influence.

- Economic Powerhouse:

Alpha Cities house the headquarters of leading corporations and provide jobs to millions, acting as magnets for professionals and entrepreneurs.

- Cultural Influence:

These cities are vibrant cultural epicenters, home to the world's best in fashion, tourism, media, theatre, and the arts. They shape global trends and cultural dialogue.

- International Connectivity:

Alpha Cities are the gateways to the world, with unmatched connectivity via air, sea, and digital networks, making them critical nodes in global trade and communication.

- Trade Hub:

Due to their proximity to major ports and state-of-the-art infrastructure, Alpha Cities foster international trade and economic exchange, fueling growth and development.

- Political Power Center:

Hosting the administrative machinery of the nation, Alpha Cities are home to key governmental institutions and political powerhouses.

FROM NEW YORK TO TOKYO, LEADING THE SHOW.

As Alpha Cities reach their peak potential, they naturally give rise to new, even more advanced urban environments - Alpha+ Cities. These cities represent the next evolutionary step, offering better ecosystems, enhanced infrastructure, and more growth opportunities than the Alpha City.

- Expansion Beyond Limits:

When an Alpha City outgrows its capacity for expansion and growth, it triggers the rise of Alpha+ Cities that provide new avenues for innovation, development, and economic opportunity.

- Evolving Ecosystem:

The shift from Alpha to Alpha+ Cities introduces a more refined ecosystem with improved urban planning, larger residential spaces, and a lifestyle that blends luxury with convenience.





NEW YORK → NEW JERSEY

The transference of growth from New York to New Jersey is attributed to their interconnected economic influence and shared skyline. Seamless access and connectivity between the two cities has given New Jersey the status of the alpha+ city.



TOKYO → YOKOHAMA

Meticulously planned, Yokohama complements Tokyo by absorbing exponential growth, expanding infrastructure, and creating a harmonious balance of modernity and nature. From its world-class ports to cutting-edge industries and sustainable urban developments, Yokohama embodies the future-ready city.



MUMBAI → NAVI MUMBAI

Mumbai is India's undisputed Alpha City. However, its growth has given rise to a new and more expansive urban model - Navi Mumbai, a city poised to become the Alpha+ City of the future. Navi Mumbai is quickly evolving as the epicenter of development and opportunity, embodying the shift to a more evolved urban ecosystem, following the global trend observed in alpha cities.

THE FUTURE IS ALPHA. THE FOCUS IS NAVI MUMBAI.



Infrastructure & Connectivity:

Navi Mumbai is emerging as India's Alpha+ City, building on Mumbai's legacy while offering enhanced infrastructure, connectivity, and opportunities.

Business Hub:

With advanced roads, metro systems, and infrastructure it ensures seamless access to key business districts like Powai, BKC, SoBo, Andheri, and Airoli.

Lifestyle & Hospitality:

With the rise of premium hospitality brands such as Vivanta, and JW Marriott, Navi Mumbai's reputation as a centre for luxury living is growing. The city also boasts prominent retail destinations such as Seawoods Grand Central and Inorbit setting the stage for a cosmopolitan lifestyle.

Social Infrastructure:

Navi Mumbai is home to prestigious educational institutions which provide world-class education. Its thriving entertainment and cultural centres, modern cinemas, and venues create a dynamic environment for families to thrive.

PALM BEACH'S GLORY, SOON BECOMING NAVI MUMBAI'S MEMORY.

Palm Beach was once the epitome of luxury and exclusivity in Navi Mumbai, but time has brought significant changes. Here's a look at what made Palm Beach special, and the challenges it faces today:

PALM BEACH - ONCE THE CROWN JEWEL OF NAVI MUMBAI

Views: Permanent, uninterrupted sea and green views that promised lifetime vistas.

Road Infrastructure: Meticulous city planning with well-planned roads that ensured seamless connectivity.

Like-Minded Community: Home to the who's who of Navi Mumbai, Palm Beach attracted those seeking luxurious living.

High Rises: Skyscrapers that not only enhanced the skyline but also added to the prestige of the area.

Commercial Ecosystem: Office spaces within the vicinity offered a well-rounded, dynamic environment.

Price: Properties traded between ₹60,000 to ₹80,000 per square foot, making it the most prestigious real estate address in Navi Mumbai.



PALM BEACH'S FALL FROM GLORY

Distant Infrastructure: New developments and infrastructure are happening away from Palm Beach, leaving the area disconnected from future growth.

Unavailable Views: The once cherished uninterrupted sea and green views are no longer easily accessible.

Compact Developments: Large, standalone developments with minimal amenities are becoming the norm.

High Prices: As prices soar, Palm Beach is becoming less affordable, akin to the ever-growing skyscrapers.

Standalone Commercial Towers: Office spaces are now limited to compact, standalone towers with little integration into the community.

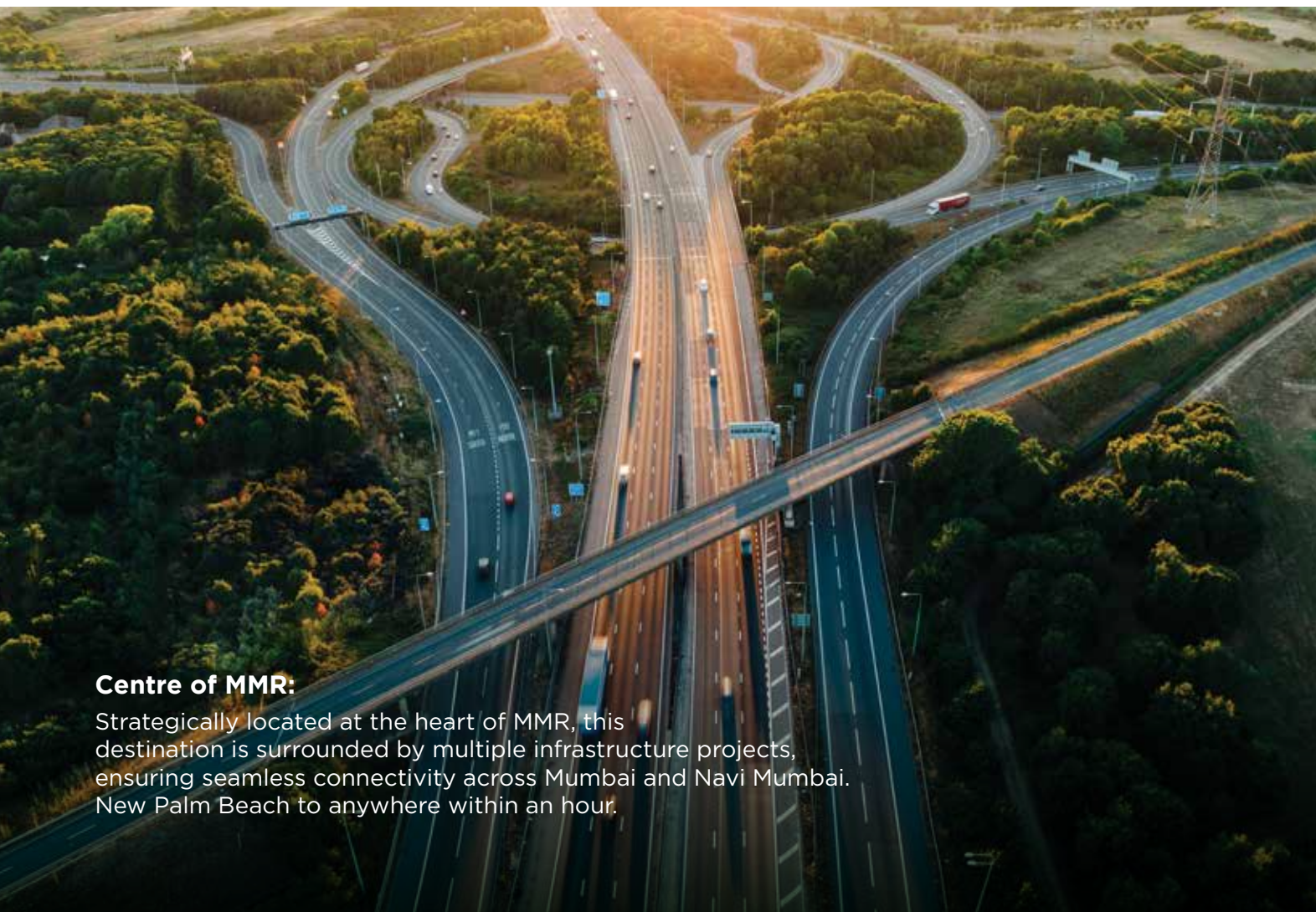
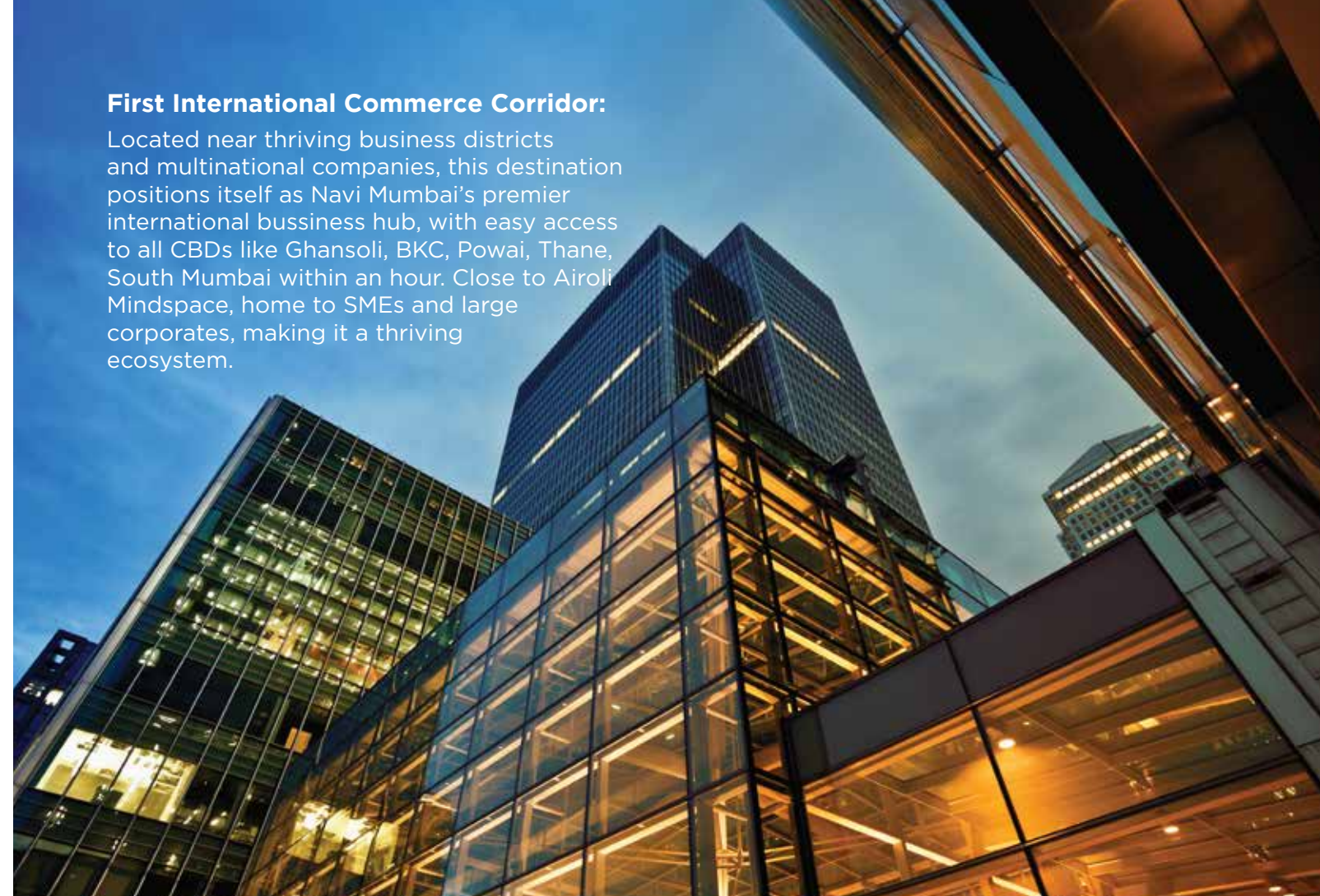
Every ending births a new beginning. It may be time to say goodbye to Palm Beach and embrace what the future holds.



WELCOME THE
UNRIVALLED

First International Commerce Corridor:

Located near thriving business districts and multinational companies, this destination positions itself as Navi Mumbai's premier international business hub, with easy access to all CBDs like Ghansoli, BKC, Powai, Thane, South Mumbai within an hour. Close to Airoli Mindspace, home to SMEs and large corporates, making it a thriving ecosystem.



Centre of MMR:

Strategically located at the heart of MMR, this destination is surrounded by multiple infrastructure projects, ensuring seamless connectivity across Mumbai and Navi Mumbai. New Palm Beach to anywhere within an hour.

Lifestyle & Leisure:

Surrounded by top entertainment, hotels, malls, and education hubs for a vibrant living experience.



10 Mega Projects connecting New Palm Beach to all of MMR.

BORIVALI - THANE LINK ROAD

A 12.7 km underground road connecting Thane and Borivali, reducing travel time from 60-90 minutes to just 15-20 minutes.

BULLET TRAIN STATION

A high-speed rail project designed to reduce travel time between the two cities, providing faster and more efficient transportation.

GOREGAON-MULUND LINK ROAD

A 12.2 km underground road connecting Goregaon to Mulund, designed to reduce travel time to just 15-20 minutes while decongesting arterial routes.

AIROLI- KATAI NAKA TUNNEL

Connecting Navi Mumbai to KDMC.

MULUND-AIROLI BRIDGE

Direct road link from Navi Mumbai to Mumbai reducing travel time to just 10 minutes.

AIROLI-GHANSOLI PALM BEACH EXTENSION

Alternate faster route connecting to other nodes of Navi Mumbai.

METRO LINE 8 & 14

The Gold Line Metro 8 route is a 35 km fully elevated proposed Mumbai Metro route between the Mumbai International Airport and the Navi Mumbai International Airport. Metro Line 14 connecting Kanjurmarg to Badlapur.

RING ROAD

The Mumbai Ring Road, integrates key infrastructure projects creating a seamless and efficient connectivity network across the city.

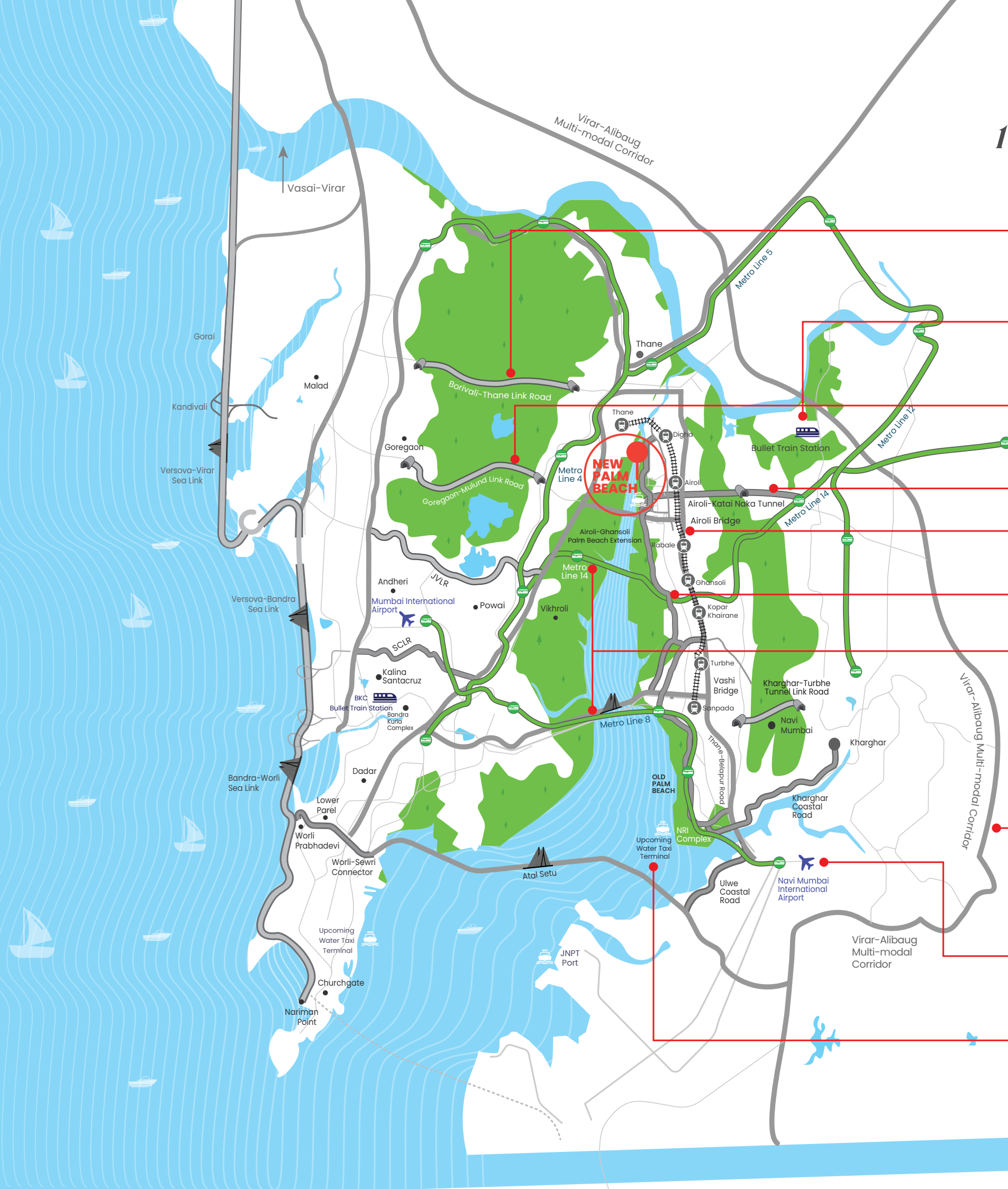
Mumbai Coastal Road • Atal Setu
Virar-Alibaug Multi-Modal Corridor • Worli-Sewri Connector

NAVI MUMBAI INTERNATIONAL AIRPORT

Navi Mumbai International Airport is one infra that further strengthens Navi Mumbai's position as a global corridor.

WATER TAXI TERMINAL

Connecting Navi Mumbai to Mumbai within 17-20 minutes.





Uninterrupted Views:

Enjoy lifetime views of the sea, lush greenery, and mountains—unobstructed and timeless.



Rare Offering:

A rare, last-of-its-kind coastal plot for residential development. With limited supply and high demand, this opportunity is a one-of-a-kind investment.

Ideal for home buyers, investors, and those seeking a second home or vacation property. Nestled in the heart of the city, yet surrounded by nature, this development offers tremendous growth potential.

THE UNDISPUTED ICON



Artist's impression

DESIGNER TOWERS:

Architecturally stunning towers designed by an internationally renowned firm, making them an iconic feature of Mumbai's skyline.

TERRACE RESIDENCES:

Panoramic sea-view 2 & 3 bedroom homes with spacious layouts designed for ultimate luxury living. Expansive terraces offer a front-row seat to the awe-inspiring surroundings, including the rare sight of flamingos in their natural habitat.



100+ UNIQUE AMENITIES:

State-of-the-art amenities, including an infinity-edge pool, science room, playseum, open-air theatre turning your home into a luxurious paradise.

ZEN GARDEN



RESORTS LIKE ORGANIC SHAPED INFINITY POOL



MULTIPLE CLUBHOUSES



CAFETERIA



PET SPA



FIRST COME. FIRST CONQUER.

NAVI MUMBAI'S BIGGEST PRE-MARKET OPPORTUNITY

An exceptional pre-market opportunity, similar to early stock market investments or pre-launch offers from major brands, is now available. This exclusive window provides early access to an upcoming launch, allowing you to secure the best options before the broader market, along with special privileges not available to the general public.

New Palm Beach offers multiple rewards and unparalleled advantages. This rare opportunity is the last available coastal land parcel for residential development in the heart of MMR, making it a truly coveted destination. It stands as the most anticipated opportunity in the history of MMR, promising immense value and growth.

What Puts the 'Wow' in This Pre-Market Opportunity?

- Early access
- Choicest inventory
- Price advantage
- Immediate appreciation

SHAPING EXCELLENCE, DEFINING THE GRID.



Delta, Bhagwati, and Pyramid—three renowned real estate groups with over 40 years of experience—have come together to create a formidable force in the real estate industry. This powerful collaboration is set to redefine the future of urban development in Navi Mumbai. Each of these groups brings decades of expertise, a track record of successful projects, and a shared vision of creating world-class, sustainable communities. Together, they are spearheading New Palm Beach, a landmark destination that promises to set new standards of luxury, connectivity, and quality living.

Over 40 Years

Legacy Of Trust & Excellence

Over 10 mn. Sq. Ft.

Projects Delivered

Over 7.5 mn. Sq. Ft.

Future Development





This project is registered under MahaRERA Registration No. P51700055856 and is available on the website maharera.mahaonline.gov.in

This document does not constitute any offer and/or contract of any nature whatsoever. All transactions shall be subject to the terms and conditions of the agreement of sale between the promoter and the recipient. All images, information, drawing, and sketches shown in advertisements and promotional materials are for representational purpose only. This project is registered as Bhagwati Celestria under MahaRERA | T&C apply.

