

**URBAN FIT** @ **RAHEJA**  
*Homes* **LUNARIS**

COME HOME TO



*acres*  
OF WORLD-CLASS EXPERIENCES

BELONG TO A WORLD THAT IS DEFINED BY THE CHOICES YOU MAKE.

A 68-acre world designed for life, Raheja District is where you can immerse yourself in a realm of captivating indulgences. Experience a seamless blend of luxury and convenience, with opulent homes that offer the ultimate comfort and modern workspaces that enhance productivity. Stroll through a vibrant 1.8 km retail boulevard, offering an array of shopping delights. Enjoy the tranquility of the Riveria, savour gourmet cuisine, benefit from exclusive club memberships and world-class sporting activities. Move in and embrace a lifestyle that sets the standard for excellence.

THE DISTRICT OFFERINGS



UPSCALE RESIDENCES  
Residential clusters  
offering premium homes



BUSINESS CENTERS  
Signature Offices | Built-to-suit  
Incubation Office Spaces



RETAIL BOULEVARD  
Navi Mumbai's longest retail  
promenade and high-street



DISTRICT PARK  
58,000 sq. ft. Riveria with landscaped  
green spaces and beyond



DISTRICT CLUB  
Fine dine, Wellness, Indoor  
Sports, Banquet and more



LAUNCHING

# LUNARIS

@



**RAHEJA**  
DISTRICT  
VASHI NX

Experience an urban-fit lifestyle that blends nature's bliss with the city's new-age luxuries.  
Discover a world of peace, joy and wellness- a perfect-fit for your urban living experience.

## PROJECT HIGHLIGHTS



2 BHK  
RESIDENCES



32 STORIED  
TOWER



4 FEET  
WIDE DECK



GRAND RECEPTION  
LOBBY



CHOICE OF  
CONFIGURATIONS



E-DECK &  
STILT AMENITIES



3 LEVELS OF  
BASEMENT PARKING



MULTI-LEVEL  
SECURITY



PRESENTING

# URBAN FIT

*Homes*

Imagine a home in the city that's open, inviting, and surrounded by green spaces. Where buildings offer privacy and stunning views. Where every day begins with fresh air and natural light, letting you escape the city's hustle and rise above the ordinary.





ZERO WASTAGE *design*

Designed for optimum space utilisation, with functional layouts ensuring enhanced efficiency.





FAVORABLE *budget*

Exceptional living experience with the freedom to live life to the fullest at pocket-friendly prices.



# COMPLETE *privacy*

Imagined as a sanctuary for absolute privacy from the outside world, letting you enjoy your space and quality time.





UNCOMPARABLE *Views*

The joy of breathtaking panoramas of the mountains and cityscape from the comfort of your residence.



A woman with dark hair tied back is floating on her back in a swimming pool. She is looking up towards the sky with a serene expression. The water is a deep blue with gentle ripples. The pool's edge is visible in the lower left corner.

# ACTIVE *lifestyle*

Avenues to discover the vibrant side of life with multiple choices to lead a lifestyle that is active, leisurely and enjoyable.



# THRILLING *sports*

Top-tier sporting arena in association with international alliances for best-in-class experiences for all age groups.







CONVENIENT *shopping*

A 1.8 km long high-street promenade, to shop for everything, from daily essentials to premium fashion brands, socialising avenues and more.



A group of people are dining at a restaurant. In the foreground, a woman with long brown hair is smiling and looking towards the right. She is holding a small piece of food on a fork. In the background, a man with a beard is also smiling and looking towards the right. Another woman is visible behind him, and a man is on the far right, holding a glass bowl of food. The table is set with plates of food, glasses, and lit candles. The background is dark with string lights hanging from the ceiling.

# LIVELY *club*

A proposed membership club that offers a world of relaxation, celebration and gourmet delights.





BEST-FIT LIFESTYLE FOR YOUNG *urbanites*

The residences at Raheja Lunaris are the best-fit answer for today's young urbanite homebuyers. They combine the comfort of an urban dwelling with privileged access to Raheja District's unmatched offerings, for a lifestyle that's truly world-class.





## *Living & Dining Room*

Spacious enough to accomodate your big dreams.





Artist's Impression

*Living Room* Thoughtfully designed to maximize your comfort.

*Kitchen* Designed with functionality and style to inspire the MasterChef in you.



Artist's Impression

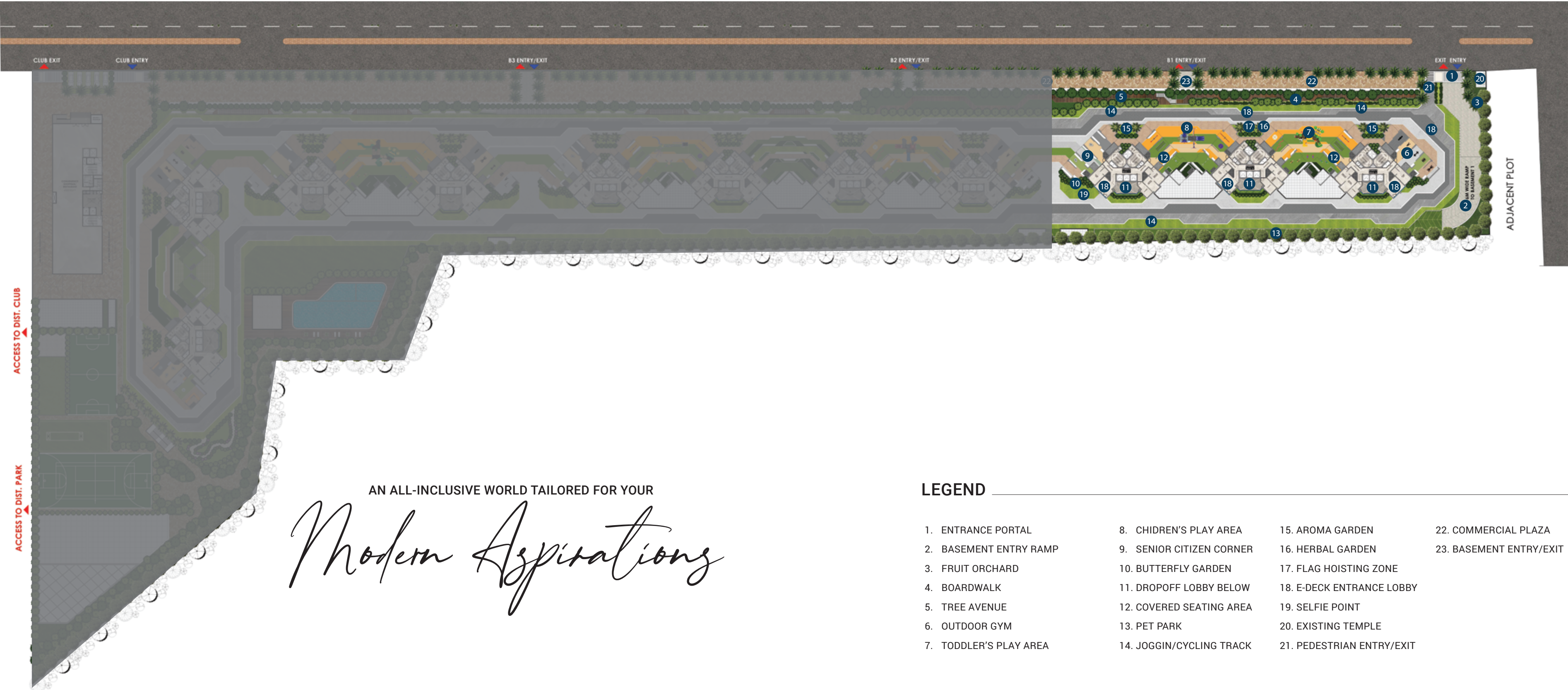




## *Bedroom*

Experience privacy blended  
with affluent luxury.





AN ALL-INCLUSIVE WORLD TAILORED FOR YOUR

Modern Aspirations

LEGEND

- |                        |                          |                           |                         |
|------------------------|--------------------------|---------------------------|-------------------------|
| 1. ENTRANCE PORTAL     | 8. CHIDREN'S PLAY AREA   | 15. AROMA GARDEN          | 22. COMMERCIAL PLAZA    |
| 2. BASEMENT ENTRY RAMP | 9. SENIOR CITIZEN CORNER | 16. HERBAL GARDEN         | 23. BASEMENT ENTRY/EXIT |
| 3. FRUIT ORCHARD       | 10. BUTTERFLY GARDEN     | 17. FLAG HOISTING ZONE    |                         |
| 4. BOARDWALK           | 11. DROPOFF LOBBY BELOW  | 18. E-DECK ENTRANCE LOBBY |                         |
| 5. TREE AVENUE         | 12. COVERED SEATING AREA | 19. SELFIE POINT          |                         |
| 6. OUTDOOR GYM         | 13. PET PARK             | 20. EXISTING TEMPLE       |                         |
| 7. TODDLER'S PLAY AREA | 14. JOGGIN/CYCLING TRACK | 21. PEDESTRIAN ENTRY/EXIT |                         |



THE LESSEE / DEVELOPER SHALL AT ITS OWN DISCRETION AMEND ALTER AND DEVELOP THE FUTURE DEVELOPMENT.





# *Kid's play Area*

A WORLD WHERE CHILDHOOD'S ARE FILLED  
WITH JOY AND ADVENTURE.

Representational Image



# *Toddler's Play Area*

NURTURING SPACE TO SPARK CREATIVITY  
AND GROWTH FOR YOUR LITTLE ONES.

Representational Image









# Tree Avenue

NATURE'S TRANQUILITY UNDER A LUSH CANOPY OF GREEN FOR SERENE MOMENTS.

Representational Image



# Fruit Orchard

AN ORCHARD THAT BRINGS NATURE'S SWEETNESS RIGHT TO YOUR BACKYARD.

Representational Image





Senior Citizen Corner

A WELCOMING SPACE DESIGNED FOR  
LIFE'S SECOND INNINGS.

Representational Image



Pet Park

A ZONE FOR PLAYFUL MOMENTS AND  
COMPANIONSHIP WITH FURRY FRIENDS.

Representational Image



PRESENTING



IN PARTNERSHIP WITH



At Raheja District, we are committed to shaping a community of active citizens. The newly launched, 'Raheja District Arena in partnership with the Ileseum Clubs' is designed to meet the sporting and fitness needs of everyone and ensure overall family well-being.



**SOUTH UNITED FOOTBALL CLUB (SUFC)**

An emblem of excellence committed to shaping the future of the sport

Programs designed to nurture young football talent

Participation in domestic leagues for professional exposure



**BADMINTON PROS BY SAINA NEHWAL**

Established by the iconic badminton champion - Saina Nehwal

Champion's legacy of winning strategies and courtside insights

A team of seasoned coaching staff

Customized training programs, from beginners to advanced levels

THE WORLD OF GLOBAL SPORTING

*excellence*



**PETER BURWASH INTERNATIONAL**

Established in 1975, a global leader in tennis coaching

A rich legacy over four decades

Global presence with operations in over 30 countries

Expert coaching mentors and innovative programs



**HATTON ACADEMY**

Founded by the legendary Ricky "The Hitman" Hatton

Professional training to shape aspiring boxers into skilled athletes

Strong emphasis on skill development

A history of producing world-class boxing athletes



**HOTFUT**

World-class sports infrastructure designed to nurture young talent

State of the art infrastructure, fine-tuned technical & management systems for holistic sports development





Artist's Impression

*Entrance* Experience grandness from the beginning itself.

*Reception* Make your arrival truly magnificent.



Artist's Impression





Artist's Impression

# Multi-purpose Court

A platform set to pursue your passion.

# Cafe

A perfect spot to unwind and socialize.



Artist's Impression



# Vashi NX

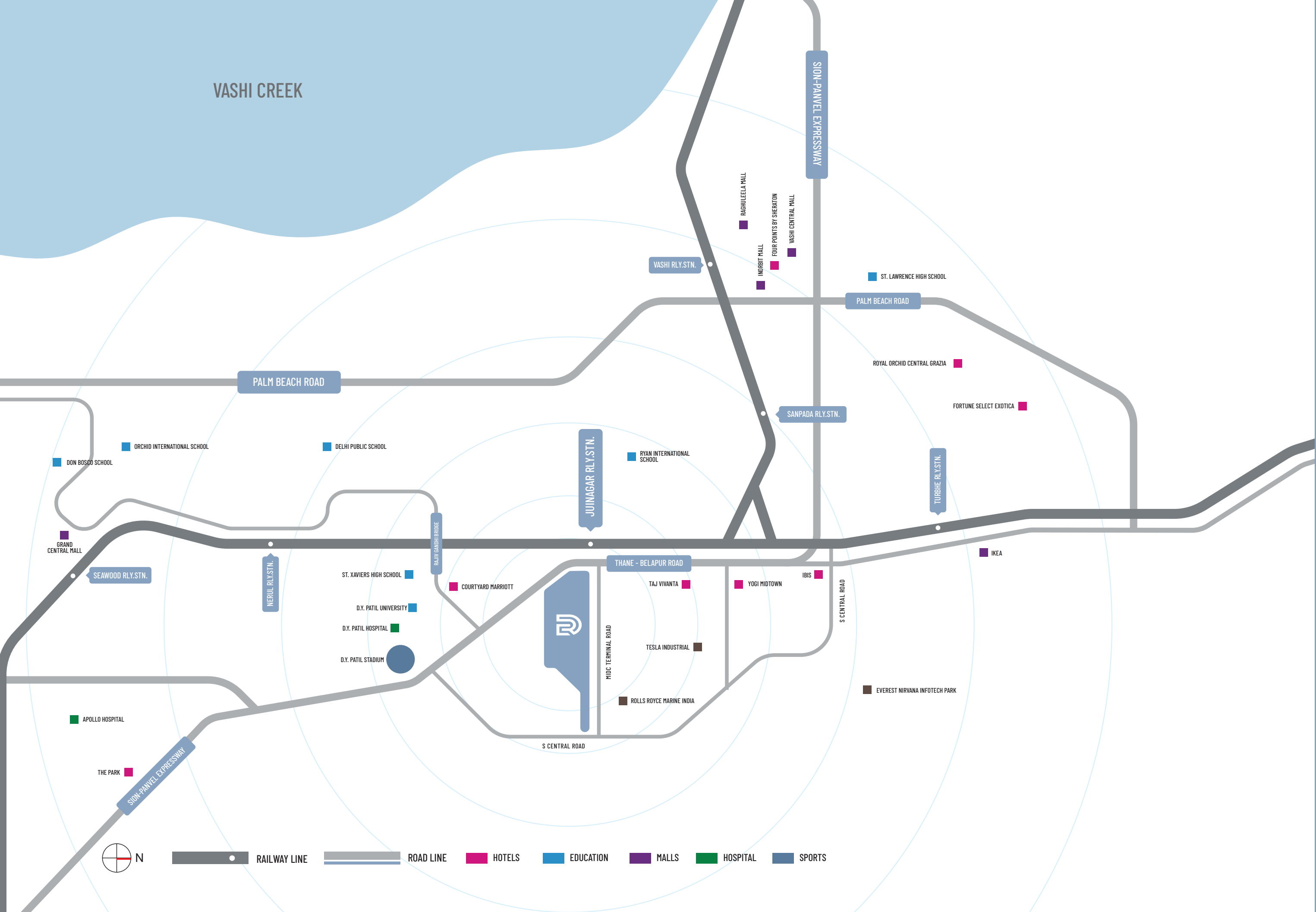
ENHANCING LIFE & DELIVERING BETTER RETURNS.

Raheja District at Vashi NX is Navi Mumbai's new residential and business address, offering easy connectivity to Mumbai and Thane via road and rail, along with the newly operational Shri Atal Bihari Vajpayee Trans Harbour Link (Atal Setu) bridging Navi Mumbai to South Mumbai in just 20 minutes. With best-in-class infrastructure, advanced facilities, and excellent connectivity, Raheja District is a prime destination for the next generation.

Its strategic location near the upcoming Navi Mumbai International Airport, coupled with access to well-developed physical and social infrastructure, makes Raheja District a smart investment with the potential for high returns.







# Destination

BY CHOICE

## CONNECTIVITY

- Sion-Panvel Highway- 0 Km
- Thane-Belapur Road- 0 Km
- Juinagar Station- 2 Km
- Vashi Station- 4 Km
- CBD Belapur- 4.3 Km
- Vashi Toll Plaza- 5.9 Km
- Palm Beach Road Jn.- 6.5 Km
- Expressway- 7.9 Km
- Eastern Freeway- 14.3 Km
- SCLR- 15.3 Km

## LIFESTYLE & BUSINESS

- Inorbit Mall- 3.9 Km
- IKEA- 4 Km
- Seawoods Grand Central- 4.3 Km
- Vashi Club- 5.2 Km
- JNPT Port- 29 Km

## ESSENTIALS

- D.Y. Patil University, Hospital, Stadium- 2.4 Km
- Ryan Intl. School- 2.7 Km
- Delhi Public School- 3.2 Km
- APMC- 3.7 Km
- St. Lawrence High School- 4.1 Km
- New Era Hospitals- 5.8 Km
- Don Bosco School- 6.5 Km

LOCATION MAP (GRAPHICAL REPRESENTATION)  
MAP NOT TO SCALE.



GROWING INFRASTRUCTURE.  
PAVING THE WAY FOR A THRIVING

future

Raheja District at Vashi NX is set to benefit significantly from ongoing infrastructure developments. These improvements promise enhanced accessibility, reduced commute times, and the potential to transform the area into a lucrative investment destination, ensuring appreciable returns.



\*Source: timesofindia | news18 | newsband.in | livemint.com

Representational Images

A REWARDING

opportunity

FOR THE FIRST MOVERS

- 

**STREAMLINED CONNECTIVITY**  
Direct connectivity through multiple routes will shorten both distance and travel time.
- 

**PRICE APPRECIATION**  
Infrastructure projects will act as growth catalysts, positively impacting property values.
- 

**RISING DEMAND**  
Overall demand for prime real estate will increase, offering lucrative opportunities for investors.
- 

**ECONOMIC GROWTH**  
Improved commuting will boost trade prospects and attract business opportunities.
- 

**COMMERCIAL OPPORTUNITIES**  
Businesses will find new markets to explore, generate employment, and drive socio-economic growth.
- 

**BETTER NEIGHBOURHOODS**  
Ongoing development with quality social infrastructure will ensure long-term desirability.





THE *Universal* TRUTH

NEARLY 4 DECADES OF EXCELLENCE

DEVELOPED MORE THAN 10 MILLION SQ.FT.

DELIVERED 50+ PROJECTS

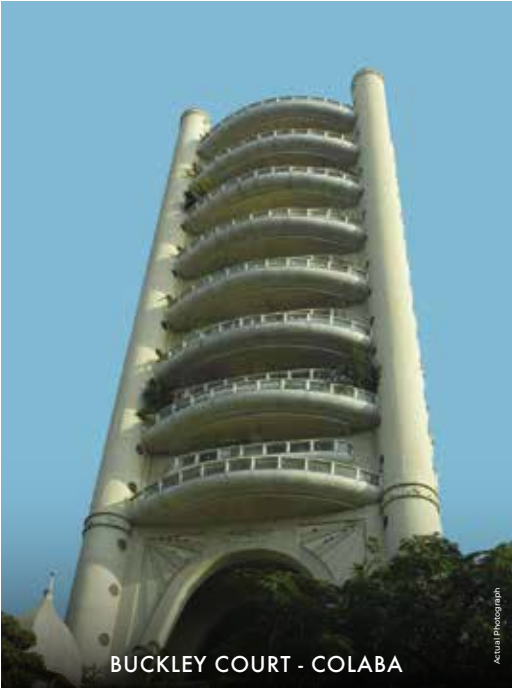
10K+ HAPPY CUSTOMERS & COUNTING

EXTENSIVE PRESENCE ACROSS MMR REGION



REDEFINING THE CITY *skylines*

RESIDENTIAL MARVELS







#BestFitLifestyle

Visit [www.rahejalunaris.com](http://www.rahejalunaris.com) to know more

Address: Raheja Lunaris Sales Office, Raheja District, Vashi NX, Navi Mumabi, Maharashtra - 400705.

Project is funded by Piramal Enterprises Limited

**Call: 022 - 4896 2398**

The Developer/Lessee is developing the Raheja District as being a Larger Property into various Phases/Clusters/Buildings/Structures. The specifications and other details of one of the proposed projects Raheja Lunaris-1- Callisto bearing RERA Registration P51700076867 which shall be developed on the part of Larger Property, are only indicative and the Developer/Lessee reserves the right to change any or all of these at its / their sole discretion. All maps, images, and views are indicative of the architect's impressions and may not be to scale, and are for illustrative purposes only. The proposed infrastructure is presently proposed by the Government of Maharashtra and the Developer/Lessee shall not be liable for any change in the policy, rule, or notifications of the Government of Maharashtra as regards the same. This document is purely conceptual and does not constitute an offer and/or a contract of any type between the Developer/Lessee & the recipients and acquisition in the Project shall strictly be governed by the terms and conditions of the Agreement to be executed between the parties about the Project. Note: The Project is funded by Piramal Enterprises Limited. Raheja Universal Pvt Ltd. Would obtain/provide a No Objection Certificate from Piramal Enterprises Limited for the transfer of Flats/Units. \*Terms & Conditions Applicable. ANAROCK: MAHARERA REGISTRATION NO. A51900000108.



STRATEGIC SALES ALLIANCE  
**ANAROCK**  
VALUES OVER VALUE