

OWN YOUR
RIVERSIDE LIVING



Representational Image



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Project MahaRERA Registration Nos. P51700077802 / P51700045444

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Strategic Partner
ANAROCK
RESIDENTIAL

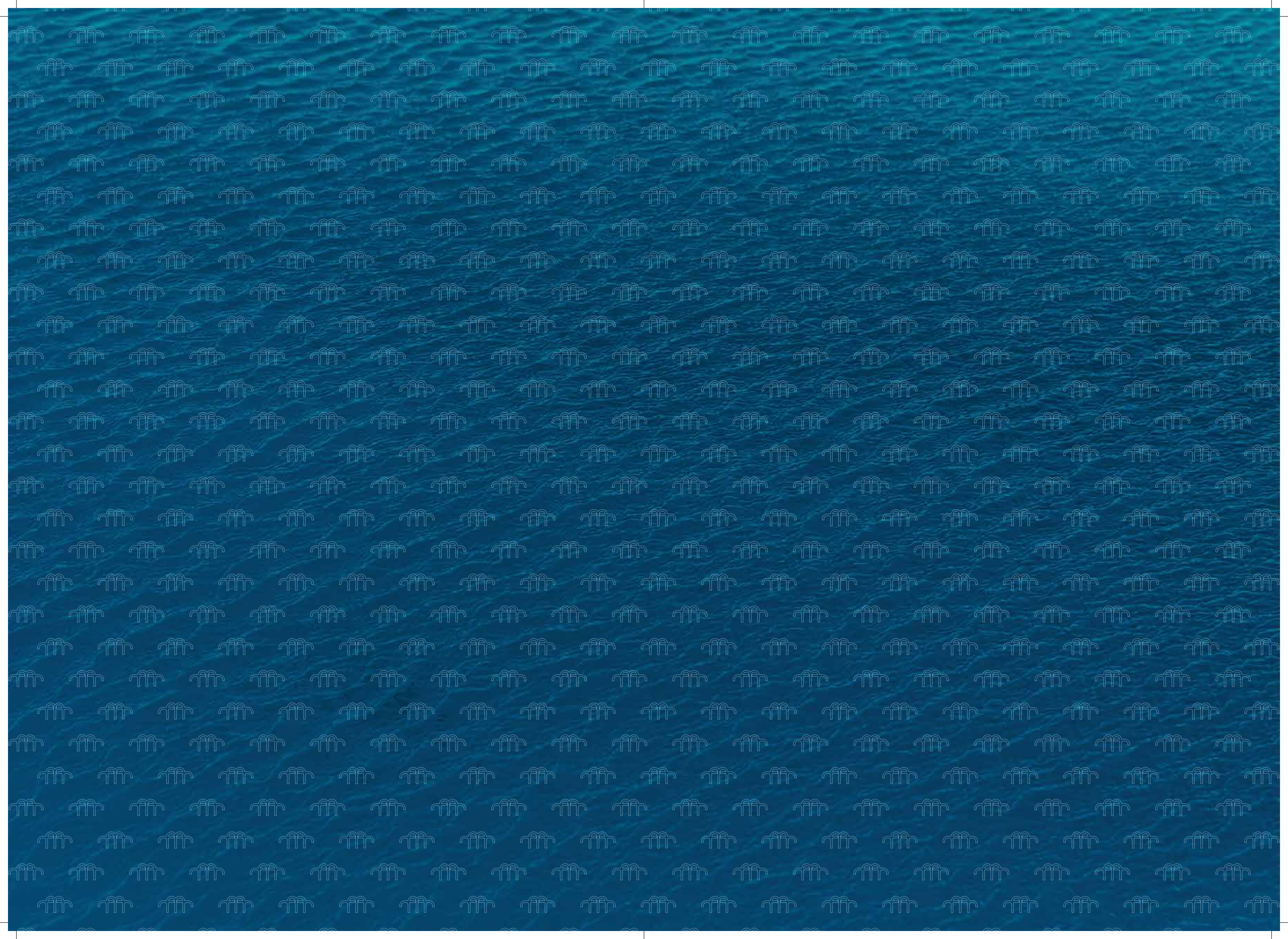


CODENAME

RIVERSIDE LIFE

KALYAN

1 & 2 BHK NATURE HOMES



A RIVERSIDE HOME THAT OFFERS GROWTH-IN LIFE AND RETURNS



CODENAME: RIVERSIDE LIFE

A 74-ACRE INTEGRATED COMMUNITY FEATURING AN 8.5-ACRE RIVERFRONT PARK WITH THEMED GARDENS. THIS SECURE ADDRESS IS THE PERFECT PLACE TO WATCH YOUR CHILDREN GROW, LEADING AN ACTIVE LIFE AND ENJOYING A PLETHORA OF SPORTING FACILITIES. CREATE LASTING MEMORIES IN A TWO-LEVEL CLUBHOUSE AND AN EXCLUSIVE SKY-LEVEL RECREATION AREA WITH CURATED AMENITIES. OWN YOUR RIVERSIDE HOME IN A PLACE WHERE GROWTH IS GUARANTEED.



An aerial view of the Riverside Hallmarks project at dusk. The image shows several tall, modern apartment towers with a mix of beige and white facades. In the foreground, there are lower-rise commercial or community buildings, a green sports field, and a parking area. A wide river flows in the background, reflecting the sunset sky. The city skyline is visible in the distance across the water.

OFFERING 1 & 2 BHK NATURE HOMES



CODENAME: RIVERSIDE HALLMARKS



CONTEMPORARY G+19 STOREY TOWERS (NORTH & SOUTH)

•

OFFERING RIVERFRONT 1 & 2 BHK VASTU-COMPLIANT HOMES

•

74 ACRE INTEGRATED COMMUNITY LIVING

•

LIVING ROOMS WITH EDGE-TO-EDGE WINDOWS OVERLOOKING
THE RIVER, CLUBHOUSE AND CITY VIEWS

•

SEPARATE LOBBIES FOR NORTH & SOUTH TOWERS

•

SIGNATURE SKY LEVEL AMENITIES

•

NEAR UPCOMING KONGAON & SARAVALI METRO STATIONS

•

NEAR PROMINENT RESIDENTIAL DEVELOPMENTS LIKE GODREJ,
HIRANANDANI, MAHINDRA, & TATA

•

24*7 WATER AND POWER SUPPLY

•

EXCLUSIVE SMART CITY BENEFITS LIKE ROADS, UTILITIES
SUBSTATION, DIGITAL INFRASTRUCTURE,
WI-FI CONNECTIVITY AND MORE

74 - ACRE RIVERSIDE COMMUNITY



OWN YOUR
CONNECTED LIFE



KALYAN
A GROWING REAL ESTATE HOTSPOT

BIRLA COLLEGE
SONAWANE COLLEGE

KALYAN STATION

DURGADI BRIDGE

VED HOSPITAL

KONGAON METRO

KALYAN-BHIWANDI ROAD

SARAVALI METRO

HIRANANDANI

MAGUS CITY

MAGUS FASHION CITY

NASHIK HIGHWAY

HINDUSTAN BRIDGE

BE A PART OF KALYAN'S GROWTH STORY



SITUATED ALONG THE SCENIC ULHAS RIVER, KALYAN IS EMERGING AS A PRIME DESTINATION, THANKS TO ITS STRATEGIC LOCATION, THRIVING COMMERCIAL HUBS, ROBUST LOGISTICS INFRASTRUCTURE AND ENHANCED LIVING STANDARDS.



INFRASTRUCTURE AND CONNECTIVITY

ENHANCED CONNECTIVITY: SIX KEY ECONOMIC HUBS- THANE, BHIWANDI, DOMBIVLI, ULHASNAGAR, AMBERNATH, & BADLAPUR - ARE NOW MORE ACCESSIBLE THROUGH IMPROVED ROAD NETWORKS.

METRO DEVELOPMENTS: METRO LINE 5: LINKS THANE, BHIWANDI, & KALYAN OVER 24.9 KMS. METRO LINE 12: CONNECTS KALYAN TO TALOJA, ENHANCING THE LAST-MILE CONNECTIVITY ACROSS THE MMR.

MAJOR ROADS AND CORRIDORS: SAMRUDDHI MAHAMARG AND THE MUMBAI - DELHI INDUSTRIAL CORRIDOR TO IMPROVE REGIONAL TRANSPORT. PANVEL - VIRAR AND ALIBAUG - VIRAR CORRIDORS TO ENSURE SEAMLESS ACCESS TO NAVI MUMBAI INTERNATIONAL AIRPORT. KEY PROJECTS LIKE THE DURGADI BRIDGE AND DOMBIVLI - MANKOLI BRIDGE TO REDUCE TRAVEL TIME SIGNIFICANTLY.



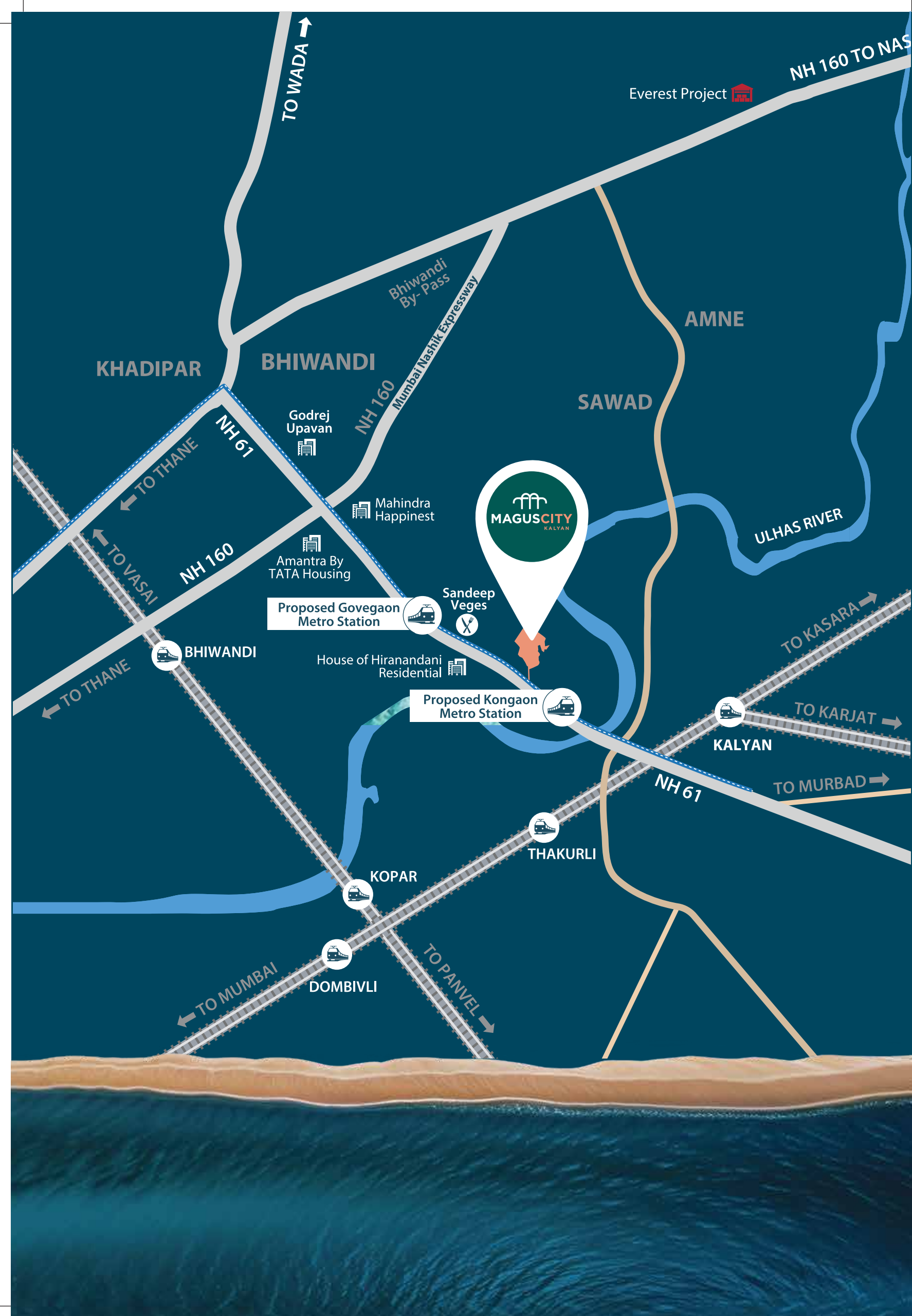
LIFESTYLE AND AMENITIES

- **SOCIAL INFRASTRUCTURE:** SCHOOLS, COLLEGES, HEALTH FACILITIES, AND LEISURE HUBS ARE FLOURISHING, ENHANCING QUALITY OF LIFE.
- **SMART CITY INITIATIVES:** PROJECTS INCLUDE WASTE MANAGEMENT SYSTEMS, TRAFFI MONITORING & BIO-METHANATION PLANTS.
- **EDUCATIONAL HUB:** THE UPCOMING BIRLA INSTITUTE OF TECHNOLOGY AND SCIENCE (BITS) CAMPUS BRINGS TOP-TIER EDUCATION AND ACADEMIC PRESTIGE TO KALYAN.



RESIDENTIAL AND COMMERCIAL APPEAL

- REAL ESTATE PROJECTS ARE REDEFINING DESIGN AND INFRASTRUCTURE STANDARDS.
- POSITIONED AS THE "GOLDEN TRIANGLE" WITH NAVI MUMBAI AND THANE, KALYAN IS SET TO BECOME A SOUGHT-AFTER RESIDENTIAL AND COMMERCIAL DESTINATION.



KALYAN, A LOCATION OF GREAT CONNECTIVITY

CIVIL INFRASTRUCTURE

KONGAON METRO STATION	1.2 KM
SARAVALI METRO STATION	1.2 KM
RANJNOLI METRO STATION	2.9 KM
KALYAN STATION	3.8 KM
KALYAN SHILPATA ROAD	4.2 KM
BHIWANDI STATION	6.6 KM
BUS DEPOT ROAD	7.5 KM
THANE	17 KM

EDUCATIONAL INSTITUTES


SONAWANE COLLEGE	2.9 KM
AGGARWAL COLLEGE	5.0 KM
OMKAR INTL. SCHOOL	5.0 KM
VIBGYOR ROOTS & RISE SCHOOL	5.5 KM
BIRLA COLLEGE	5.9 KM
ARYA GURUKUL SCHOOL	5.9 KM
PENDHARKAR COLLEGE	8.3 KM

SHOPPING & HEALTHCARE

PRIMARY HEALTH CENTRE	1.1 KM
AMAZON OFFLINE STORE	1.2 KM
VED HOSPITAL	1.3 KM
KALYAN METRO HOSPITAL	4.1 KM
DMART - KALYAN	4.4 KM
FORTIS HOSPITAL	4.4 KM
METRO MALL	4.8 KM

*NOT TO SCALE

A WORLD OF THOUGHTFULLY PLANNED COMMUNITY OFFERINGS



RIVERFRONT
RECREATION

- 8.5-ACRE RIVERSIDE PROMENADE
-
- THEME PARKS
-
- MIYAWAKI FOREST



SPORTING
AMENITIES

- GROUND LEVEL CRICKET TURF
-
- MULTI-SPORTS COURT | BOARD GAMES
-
- JOGGING TRACK | RUNNING TRACK
-
- KIDS PLAY AREA



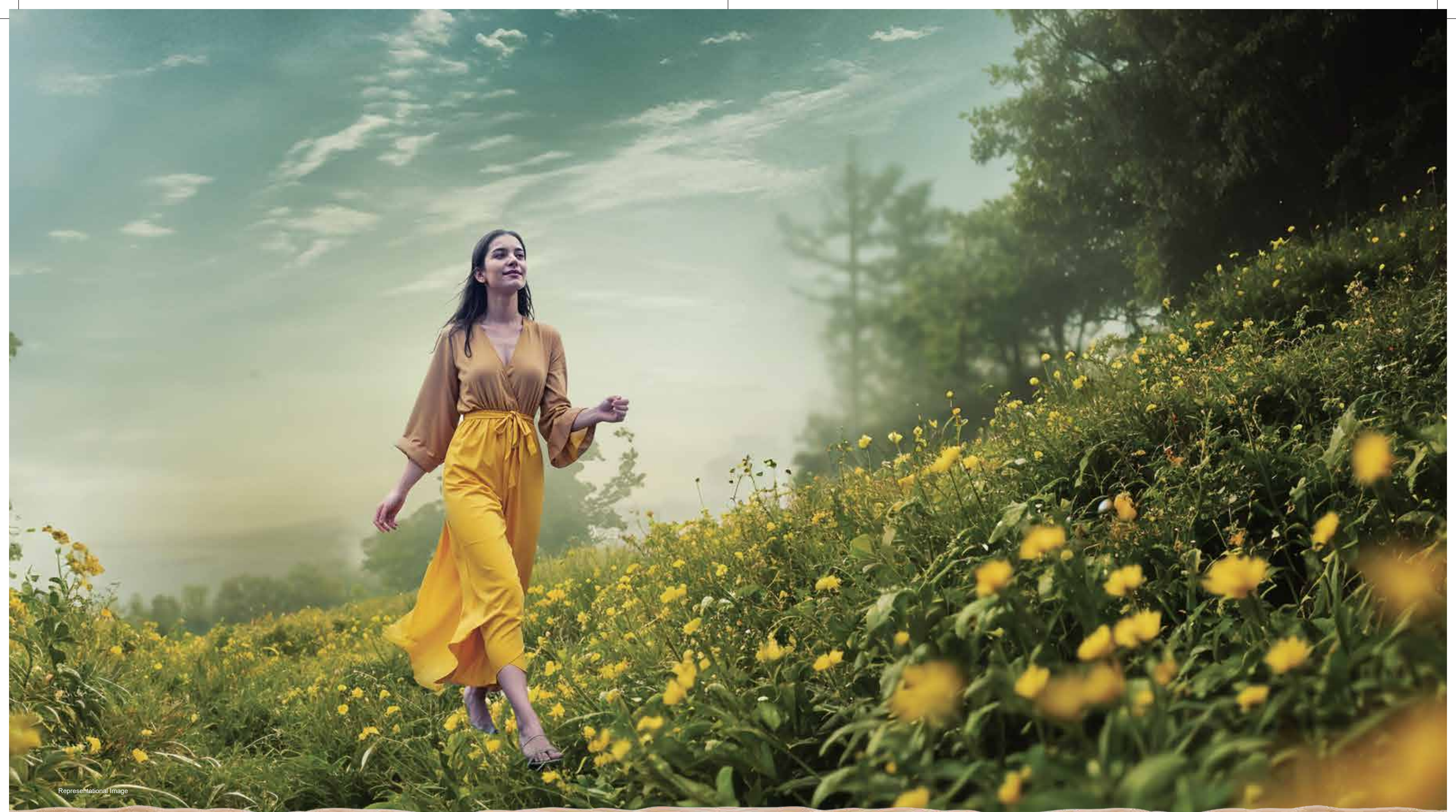
18,000 SQ. FT.
CLUBHOUSE

- GYMNASIUM
-
- MULTIPURPOSE HALL
-
- YOGA ROOM | KIDS ZONE
-
- GAME ZONE | CARD ROOM



50,000 SQ. FT.
SKY TERRACE

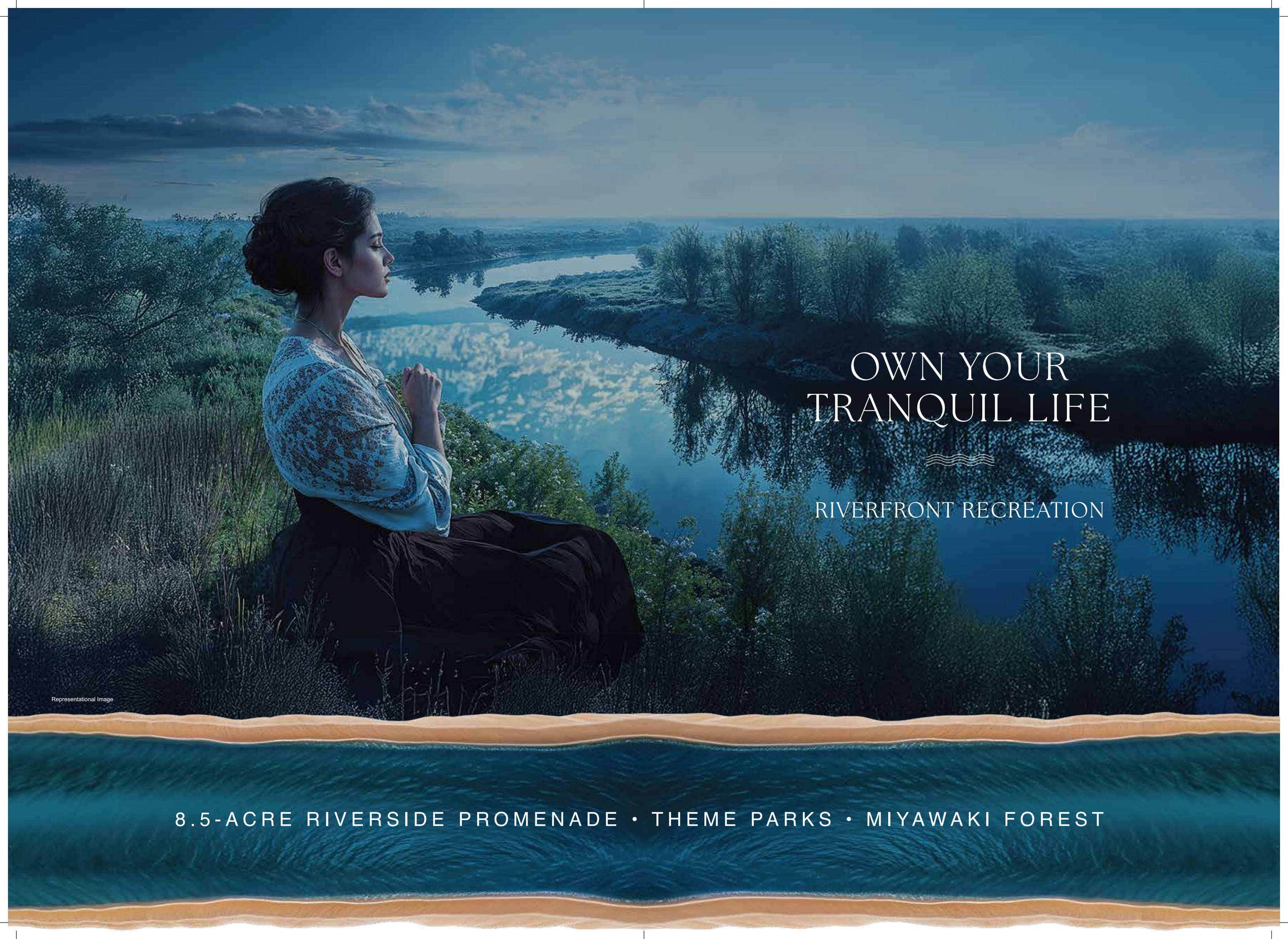
- GAZEBO
-
- TERRACE GARDEN
-
- STAR GAZING DECK
-
- ROOFTOP LOUNGE CAFÉ



Representational Image

RIVERSIDE COMMUNITY WITH THEMED GARDENS





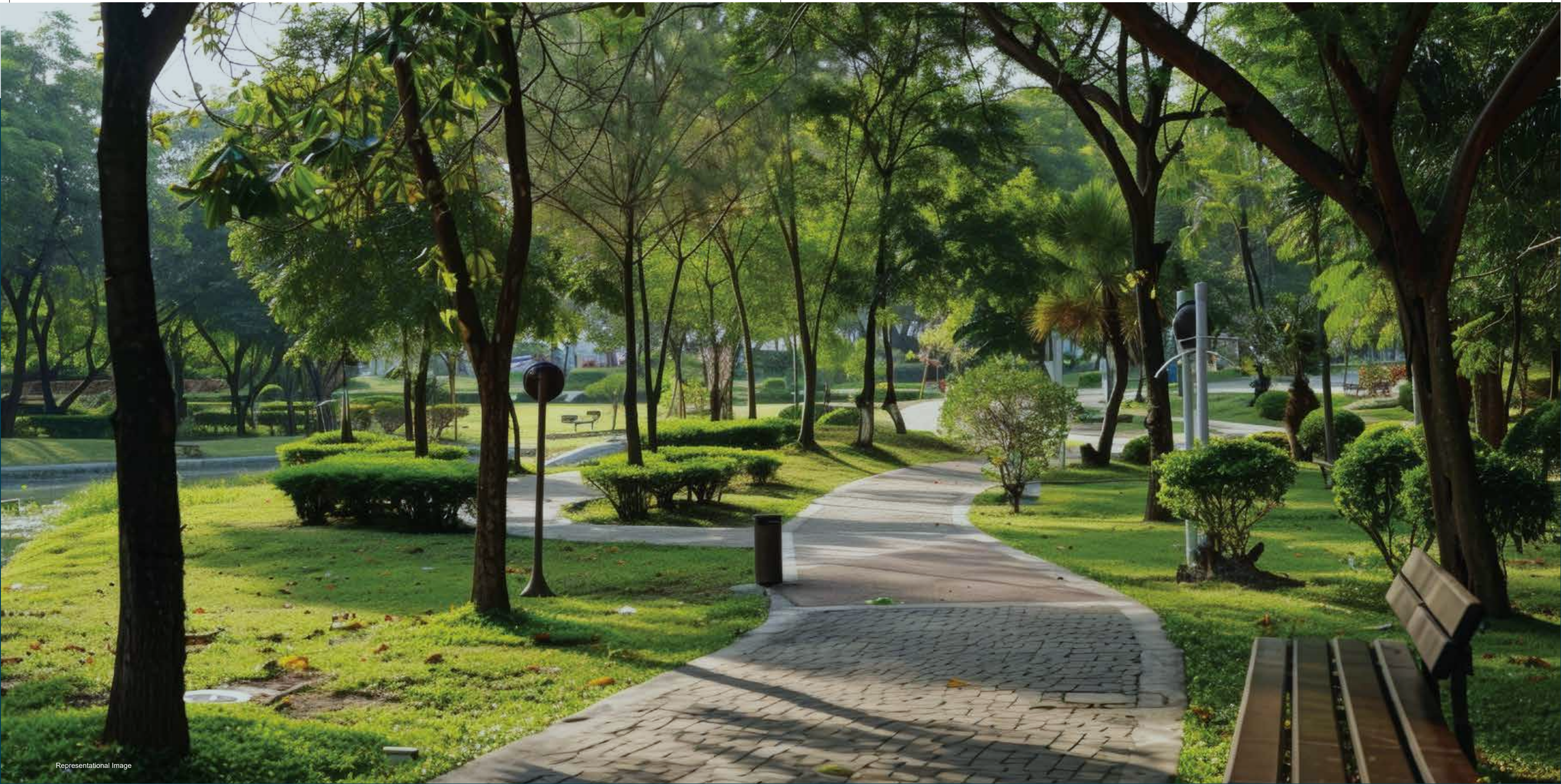
OWN YOUR TRANQUIL LIFE



RIVERFRONT RECREATION

Representational Image

8.5-ACRE RIVERSIDE PROMENADE • THEME PARKS • MIYAWAKI FOREST



Representational Image

KALYAN'S LARGEST
RIVERFRONT RECREATION
PARKS AND
MIYAWAKI FOREST



PROPOSED AMENITIES

- NATURE PARK
- SOCIAL PARK
- CULTURAL PARK



OWN YOUR
HEALTHY LIFE



SPORTING AMENITIES

Representational Image

GROUND LEVEL CRICKET TURF • MULTI-SPORTS COURT
JOGGING TRACK

THE NEW HUB OF SPORTS



CRICKET TURF

WALKWAY

MULTI-SPORTS COURT

KIDS PLAY AREA

JOGGING TRACK

GYMNASIUM

A woman with long brown hair, wearing a white sports bra and black leggings, is sitting in a meditative lotus position on a green yoga mat. She is in a modern clubhouse with large floor-to-ceiling windows that offer a view of a lush, green forest. The interior has a wooden floor and a potted plant is visible on the left. The overall atmosphere is serene and luxurious.

OWN YOUR
INDULGING LIFE



CLUBHOUSE AMENITIES

Representational Image

18,000 SQ. FT. 2 LEVEL CLUB WITH 40+ AMENITIES

THE NEW LEVEL OF SOCIALISING



CLUBHOUSE





FULLY EQUIPPED GYMNASIUM



YOGA ROOM



KIDS ZONE



MULTI-PURPOSE HALL



GAME ZONE



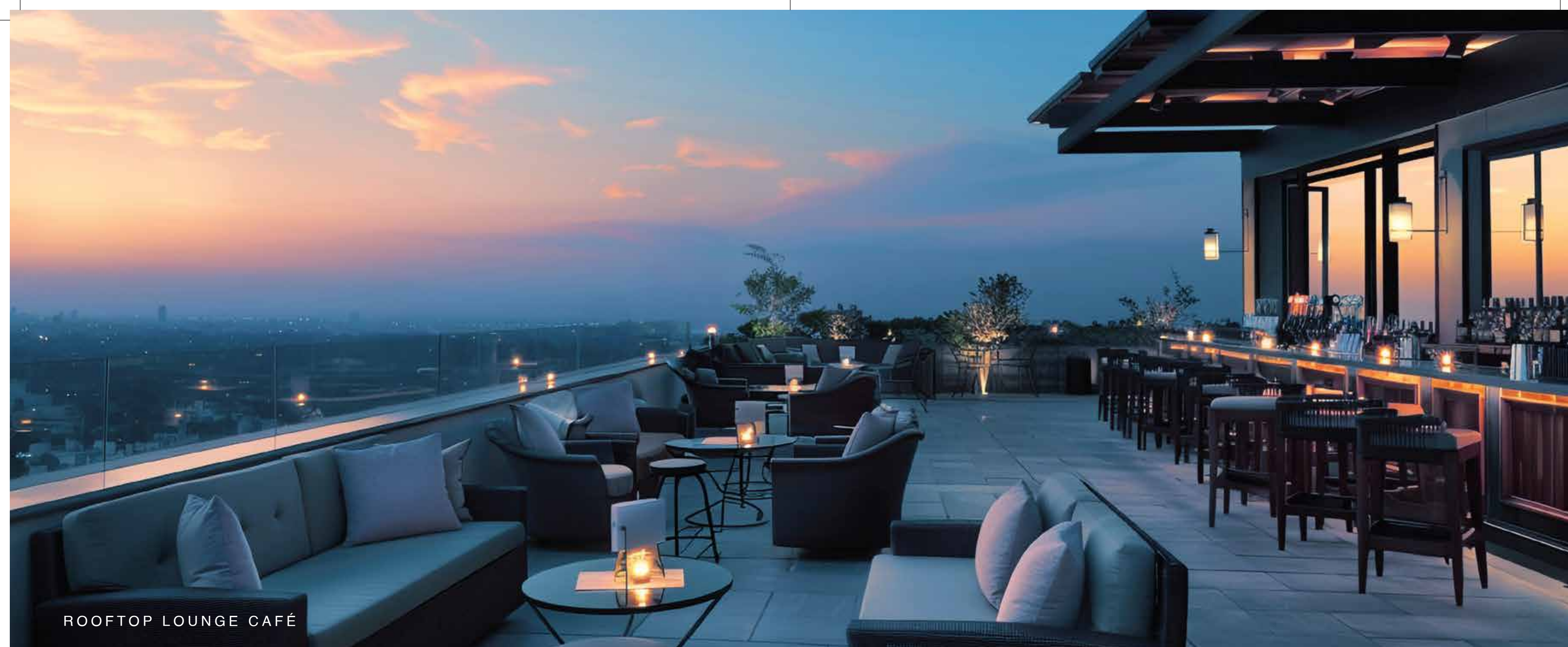
CARD ROOM

A woman with long brown hair, wearing a white sleeveless dress, stands on a rooftop terrace. She is looking out over a vast landscape featuring a large lake, green hills, and distant mountains under a blue sky with scattered white clouds. A black telescope on a tripod is positioned on the wooden deck of the terrace. The terrace has a low concrete wall and some greenery on the right side. The overall scene conveys a sense of luxury and tranquility.

OWN YOUR
SKY LIFE

SKY TERRACE AMENITIES

50,000 SQ. FT. SKY TERRACE WITH CURATED AMENITIES



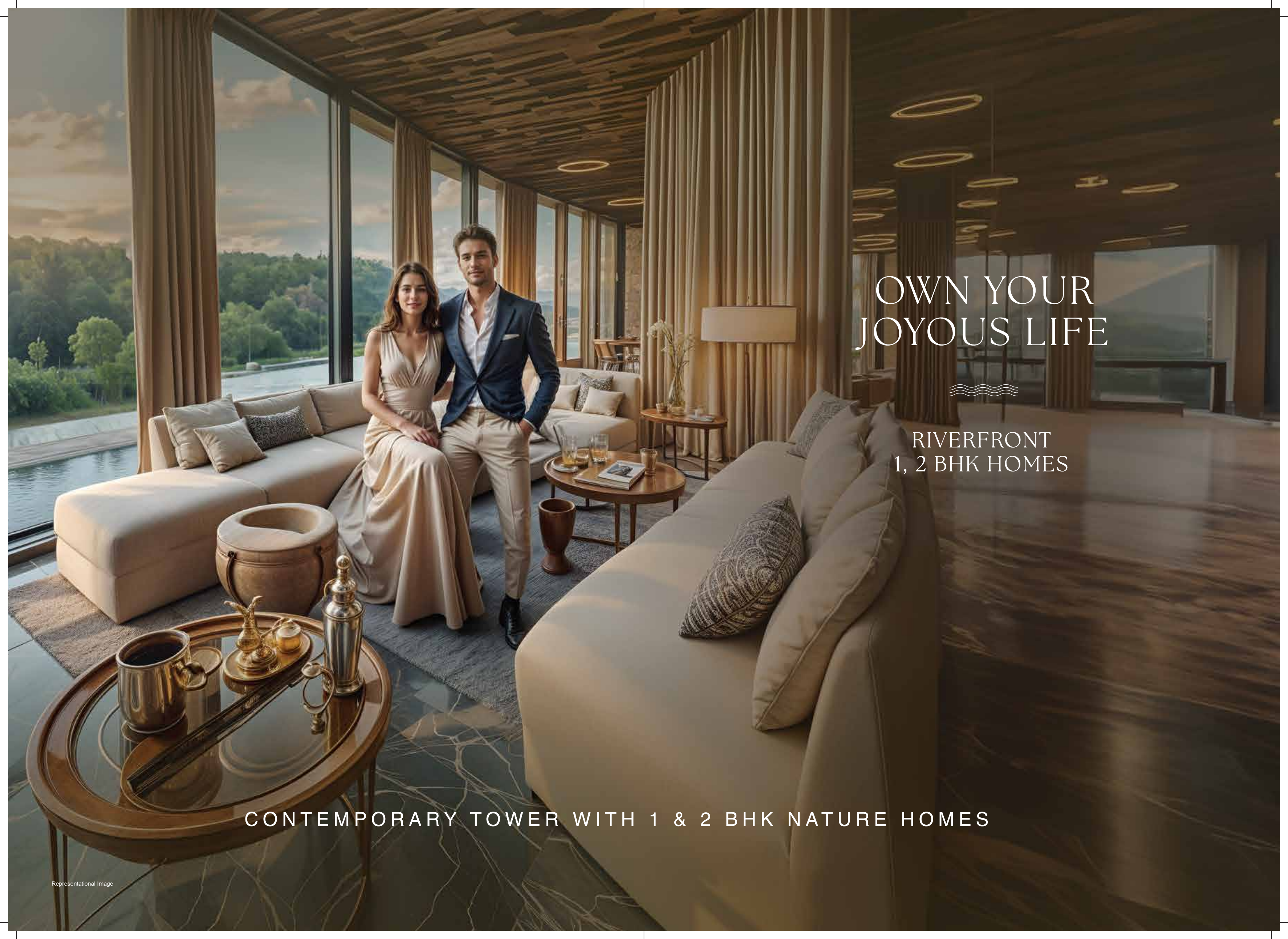
ROOFTOP LOUNGE CAFÉ



TERRACE LAWN



STAR GAZING DECK



OWN YOUR
JOYOUS LIFE

RIVERFRONT
1, 2 BHK HOMES

CONTEMPORARY TOWER WITH 1 & 2 BHK NATURE HOMES

LUNAR

SOUTH WING

FIRST CLASS
ARRIVALS



WELL APPOINTED
LOBBY



VAASTU-COMPLIANT SPACES

~~~~~  
LIVING & DINING ROOM



# WAKE UP TO TRANQUIL RIVERFRONT VIEWS



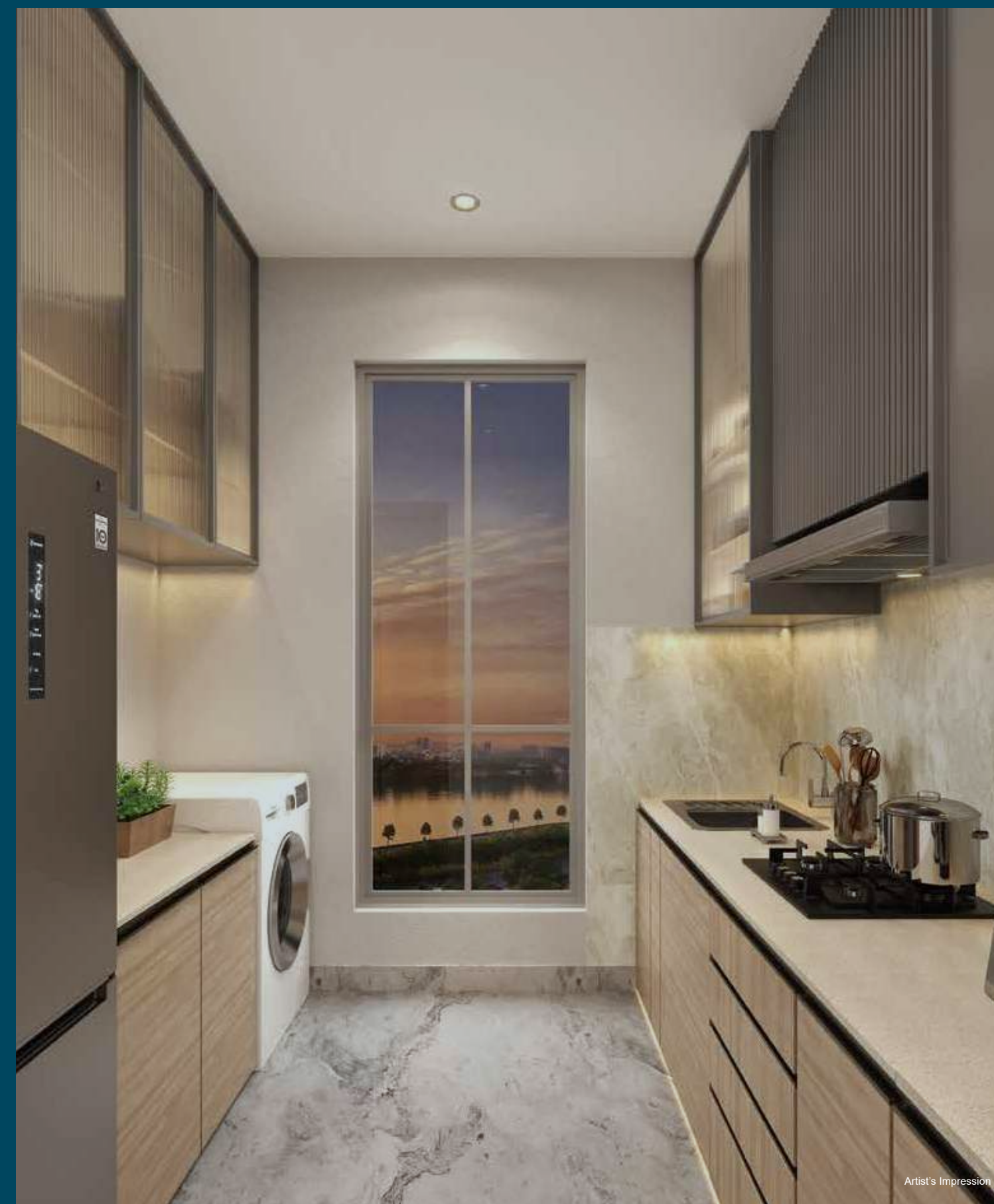
BEDROOM



# SPACES CRAFTED FOR CULINARY DELIGHTS



KITCHEN







The plans, specifications, images and other details herein are only indicative and the developer/owner reserve the right to change any or all of these in the interest of the development. Tolerance of + / -3% is possible in the unit areas on account of design and construction variances.



**1 BHK - GRANDE**  
410 SQ. FT.



**1 BHK - PRIME**  
330 SQ. FT.



**2 BHK - GRANDE**  
510 SQ. FT.



**2 BHK - PRIME**  
490 SQ. FT.





# PROJECT AT A GLANCE



## CODENAME: RIVERSIDE HALLMARKS

- CONTEMPORARY G+19 STOREY TOWERS (NORTH & SOUTH)
- OFFERING RIVERFRONT 1 & 2 BHK VAASTU-COMPLIANT HOMES
- 74 ACRE INTEGRATED COMMUNITY LIVING
- LIVING ROOMS WITH EDGE-TO-EDGE WINDOWS OVERLOOKING THE RIVER, CLUBHOUSE AND CITY VIEWS
- SEPARATE LOBBIES FOR NORTH & SOUTH TOWERS
- SIGNATURE SKY LEVEL AMENITIES
- NEAR UPCOMING KONGAON & SARAVALI METRO STATIONS
- NEAR PROMINENT RESIDENTIAL DEVELOPMENTS LIKE GODREJ, HIRANANDANI, MAHINDRA, & TATA
- 24\*7 WATER AND POWER SUPPLY
- EXCLUSIVE SMART CITY BENEFITS LIKE ROADS, UTILITIES SUBSTATION, DIGITAL INFRASTRUCTURE, WI-FI CONNECTIVITY AND MORE

## INTEGRATED COMMUNITY OFFERINGS

### RIVERFRONT RECREATION

- 8.5-ACRE RIVERSIDE  
PROMENADE
- THEME PARKS
- MIYAWAKI FOREST

### SPORTING AMENITIES

- GROUND LEVEL  
CRICKET TURF
- MULTI-SPORTS COURT
- JOGGING TRACK
- RUNNING TRACK
- KIDS PLAY AREA
- BOARD GAMES

### 2-LEVEL CLUBHOUSE

- GYMNASIUM
- MULTIPURPOSE HALL
- YOGA ROOM
- KIDS ZONE
- GAME ZONE
- CARD ROOM

### 50,000 SQFT SKY TERRACE

- GAZEBO
- TERRACE GARDEN
- STAR GAZING DECK
- ROOFTOP LOUNGE CAFÉ





## MAGUS LEGACY

## ABOUT MAGUS CITY

MAGUS INFRATECH PVT. LTD WITH ITS STRIKING RECORD OF DISCOVERY AND DELIVERY IN VARIOUS COMMERCIAL SECTORS FELT THE NEED OF DELIVERING THE MOST SOUGHT-AFTER RESIDENTIAL ADDRESS, THE RISE OF A NEW ERA OF HOMES WITH VALUE PRICING. HENCE, THE INCEPTION OF THIS RESIDENTIAL ARM OF MAGUS IS CALLED MAGUS CITY. WITH THE ASPIRATIONS OF PROVIDING QUALITY HOMES AND AMENITIES THAT LET THE RESIDENTS EXPERIENCE FINE LIVING AT AN AFFORDABLE PRICE.

TRUSTED DELIVERY,  
TIMELESS LEGACY.

30+  
MEGA  
PROJECTS

500+  
OTHER  
PROJECTS

7  
SECTORS  
IN FOCUS

106  
LAC SQ.FT.  
SOLD

65+  
SOLUTIONS

EMPANELMENTS  
WITH STATE AND CENTRAL  
GOVT BODIES

EXPERTISE  
ON VARIOUS SECTORS  
AND STAGES OF PROCESS

COMPETENCY IN TAKING PROJECTS FROM CONCEPT TO COMPLETION WITH  
ADDED SUPPORT THROUGHOUT THE ENTIRE PROCESS WITH EVERY STAGE MANAGED.

PRESENCE ACROSS  
VARIOUS SECTORS:

