



THE PRESIDENTIAL

WHERE LUXURY FINDS A HOME



METRO GROUP
PALATIAL LIFESTYLE

HOME TO MORE THAN
20,000+
HAPPY FAMILIES

DEVELOPED MORE THAN
10
MILLION SQ. FT AREA

MORE THAN
6
MILLION SQ. FT UNDER
CONSTRUCTION

BUILT MORE THAN
1
MILLION SQ. FT.
OFFICE SPACES

A LEGACY OF
36+
YEARS TRUST

A Legacy of Trust

For over three decades, **Metro Group** has been synonymous with trust and excellence in the real estate industry. With a rich legacy of delivering over 1 million sq. ft. and bringing smiles to more than 20,000 families, we continue to build vibrant communities where people thrive.

THE PRESIDENTIAL

WHERE LUXURY FINDS A HOME

A New Benchmark in Luxury

Welcome to The Presidential, where luxury knows no bounds. Nestled in the prime locale of Thane, The Presidential redefines what it means to live in opulence. This isn't just a residence—it's a statement, a symbol of Luxury and Prestige.



Epitome of Elegance: The Presidential

In a realm where elegance reigns supreme,
Where every corner whispers a dream,
The Presidential stands, a beacon bright,
A symphony of luxury, pure delight.

With grace it rises, a majestic sight,
In Thane's embrace, a pinnacle of light,
Where opulence dances in every space,
And sophistication finds its place.

Here, luxury's essence and prestige blend,
Crafting a haven where dreams ascend,
The Presidential, a timeless crest,
Where the art of living meets its best.





Yeoor Hills



Upvan Lake Garden



Yeoor Hills

THE PRESIDENTIAL



Karmaveer Dadasaheb
Gaikwad Marg



Vidyaniketan
English School



Finland
International School

Acharya Atre Marg

Pokhri Road No. 1



Vasant Vihar
English School



Bethany Hospital



Smt. Sulochanadevi
Singhania School



Jupiter Hospital



Satkar Residency



Viviana mall



Hotel Utsa
Residency



Raymond
Race Track



Hotel IBIS



Korum mall



Talav Pali



R mall



C.P. Goenka
International School



Majiwada
Bus Stop

Eastern Express Hwy

Pokhri Road No. 2

Kapurbawdi
Circle

Bhiwandi - Wada Rd

Gladys Awaras Rd

Ghodbunder Rd



The Most Prominent Location for Seamless Connectivity



EDUCATION CENTRES

Smt. Sulochanadevi Singhania School
- 5 mins (1.5km)

Finland International School
- 12 mins (3.7km)

Billabong High International School
- 15 mins (4km)

Vidyaniketan English High School
- 4min (800m)

C P Goneka International School
- 12 mins (4.8km)



ENTERTAINMENT & SPECIAL ATTRACTION

Yeoor Hills - 10 Mins (3.4kms)

Upvan Lake - 4 Mins (1.5kms)

Talao Pali - 12 Mins (4.8kms)

Big Cinemas - 11 Mins (4.6kms)



HOSPITALS

Jupiter Hospital - 9min (2.8km)

Hiranandani Hospital - 12 Mins (6.4km)

Bethany Hospital - 5min (950m)



FINE & DINE

Hotel IBIS - 3min (1.1km)

Hotel Satkar Residency - 4min (1.5km)

Utsav Restaurant - 11min (3.4km)

Salt & Pepper - 1min (75m)



SHOPPING ARENAS

Viviana Mall - 8min (2.6km)

Korum Mall - 7min (2.4km)

R Mall - 13min (5.1km)



Thane-Wadala Metro Lines
(Line 4 & 4A - Green Line)



Thane-Bhiwandi-Kalyan Metro Lines
(Line 5 - Orange Line)



Thane Ring Metro Project



Thane-Borivali Tunnel Road



Thane-Vasai, Thane-Mumbai Waterways



Balkum-Ghodbunder Coastal Road

A rooftop infinity pool at night, with the water's surface reflecting the ambient light. In the background, a city skyline is visible, with various lights creating a bokeh effect. The sky is dark with some light clouds.

#Infinity Pool

Endless Horizons Await

Our rooftop infinity pool offers not just a swim but an experience of floating above the world, where the sky meets the water.





#Celebrity Lifestyle

Live Like a Star

Interiors meticulously curated by the finest designers, reflecting your
exquisite taste and preference for the extraordinary.







#Private Cinema

Your Personal Movie Theater

Our private home theatre offers the ultimate viewing experience with state-of-the-art audio and visual technology, ensuring that every movie night is unforgettable.



The background of the advertisement is a photograph of a minimalist interior. On the left, a light-colored wooden door is slightly ajar, revealing a white handle. To the right of the door is a plain, light grey wall. In the bottom right corner, a green leafy plant sits in a dark, rounded ceramic pot. The floor is a smooth, light grey surface that reflects the door and the plant. On the far left, a portion of a window with vertical wooden slats is visible.

#Create Your Vision

Bare Shell Apartments

Bare Shell Apartments at The Presidential offer a blank canvas for you to design your dream home, tailored to your every desire.





The Gist of 50+ Amenities



Infinity Swimming Pool
On Roof Top



Dedicated Floor
For Indoor Amenities



11 Feet Slab to
Slab Height



Jio Fiber



Ai Homes



Bathtub and
Jacuzzi



Big Basket



Chess Academy



Dedicated Covered
2 Wheeler Parking



Gymnasium With
Steam Facility



Dietician on Call



Virtual Golf



All Master Bedrooms



Luxury Sanitary Fittings



Doctor on Call

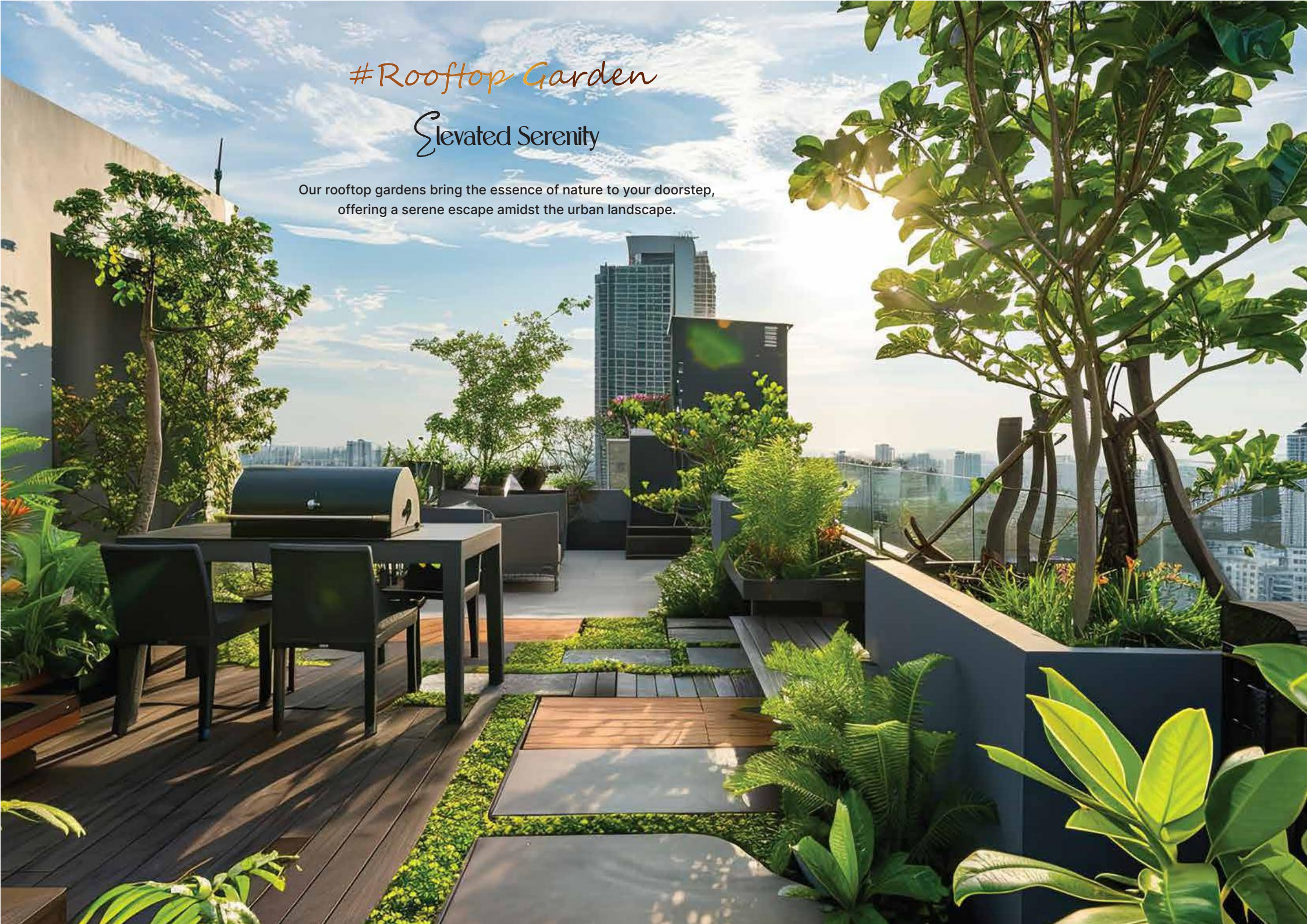


Turf with
Bowling Machine

#Rooftop Garden

Elevated Serenity

Our rooftop gardens bring the essence of nature to your doorstep, offering a serene escape amidst the urban landscape.





#Zero Carbon Paints

Luxury with a Conscience

Our Zero Carbon Paints are not just about beauty; they represent our commitment to a healthier, more sustainable living environment.

#The Virtual Golf Suite

Perfect Your Swing

Whether you're a seasoned pro or just starting out, this exclusive amenity offers the ultimate golfing experience right at your doorstep.







#Kiddie Kingdom

Where Young Minds Thrive

The Presidential is not just a home for you, but a place where your children can grow, learn, and play in a safe and stimulating environment.

A woman with long dark hair, wearing a white short-sleeved top and green pants, is sitting on a wooden balcony. She is holding a white cup to her lips with both hands. The balcony has a dark metal railing. In the background, there is a dense, lush green forest with some yellow flowers. The scene is peaceful and serene.

#The Yoor Hills Vista

Nature's Serenity at Your Doorstep

Wake up to the breathtaking views of Yoor Hills, where nature's beauty meets luxury living. The Presidential offers an unmatched connection to the natural world, providing a serene escape from the city's hustle and bustle.





#The Executive Gym

Fitness Redefined

Train like a pro in our Executive Gym, where cutting-edge technology meets tailored fitness programs to help you reach your peak performance.



#The Jacuzzi Experience

Soothing Retreats

Unwind in our elegantly designed Jacuzzis, where relaxation meets luxury, offering a personal retreat for rejuvenation.



#AI Homes

Smart Living Redefined

Experience the future with AI-powered homes that adapt to your lifestyle,
offering unparalleled comfort, efficiency, and security.



#Digital Detox Zone

Reconnect with Tranquility

Escape the digital noise, find tranquility in our Digital Detox Zone, a space designed for mindfulness, reflection, and reconnecting with the present moment.



#Cricket Bowling Machine

Pitch for Pro-Level Bounce & Spin

Enjoy the thrill of a perfect game in our exclusive bowling alley, designed for leisure and virtual competition.



#Digital Library

Explore Boundless Knowledge

Our Tech Haven Library offers a cutting-edge digital experience where you can immerse yourself in a world of e-books, audiobooks, and interactive learning resources.



#The Presidential Club

Exclusive Social Haven

The Presidential Club offers an exclusive retreat where residents can unwind, socialize, and enjoy in a luxurious setting.

Hybrid Dance Studio

Move with Grace

Whether it's ballet, salsa, or contemporary, our Dance Studio is the perfect place to express yourself and stay fit, all in an elegant setting.





#Art & Soul Studio

Creativity Unleashed

The Art & Soul Studio is a haven for creativity, where you can express your artistic side and discover new passions.



A row of wooden chess pieces, including a king, pawns, and a rook, is shown on a reflective surface. The background is dark with warm, out-of-focus light spots (bokeh).

#Chess & Strategy Lounge

Master the Game

Whether you're a grandmaster or a beginner, this space offers the perfect environment to immerse yourself in the timeless game of chess

#Doctor on Call

Care at Your Convenience

Enjoy peace of mind with our Doctor on Call service, ensuring that professional medical assistance is always within reach.





#10 Year Free AMC Parking

Worry-Free Parking

Our AMC Parking service ensures that your vehicle is well-maintained and secure, leaving you free to enjoy the finer things in life.



#EV Charge Station

Powering the Future

Charge your electric vehicle with ease at our EV Charge Stations, where sustainability meets convenience.





#Cool-Clay Stone Walls

Stay Cool in Summer

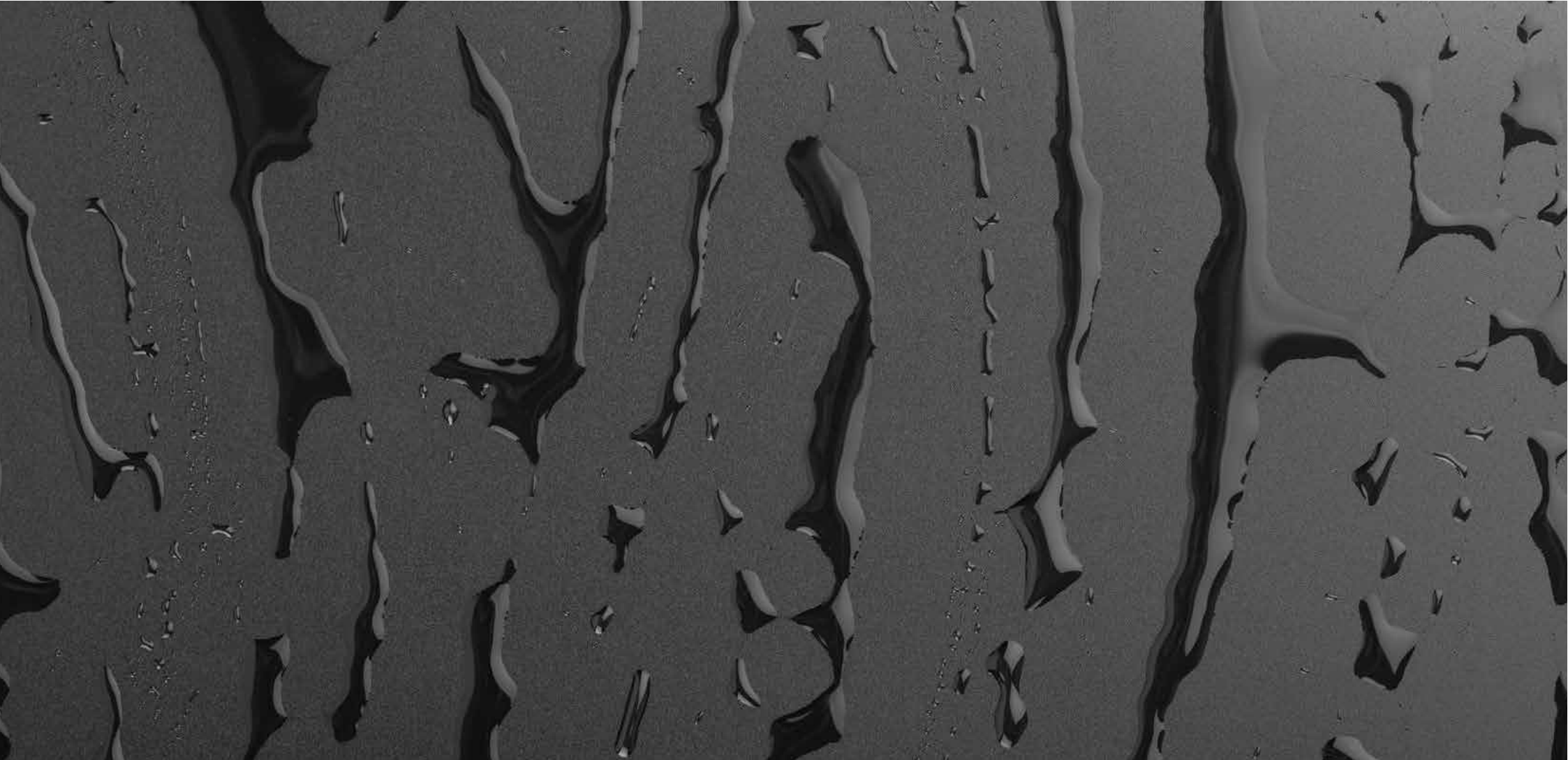
Our 3 Degree Cooler Clay Stone Walls not only enhance your home's aesthetic but also provide superior insulation, keeping your living space cooler and more comfortable.

A black and white photograph of two men in business suits standing on a construction site. The man on the left is wearing a white hard hat. They are both looking at a large set of architectural blueprints that the man on the right is holding. In the background, the skeletal structure of a building under construction is visible, with scaffolding and steel beams.

#Certified Construction Quality

Excellence in Every Detail

Our Certified Construction Quality ensures that every aspect of your home is built to the highest standards, guaranteeing durability and reliability.



#5 Years Leak Proof Guarantee

Peace of Mind for Years

Enjoy our 5 Years Leak Proof Guarantee, a testament to our commitment to long-lasting quality and protection against water damage.

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Lobby:

An Icon of Prestige

Our Versace Tiled Lobby is a masterpiece of design, where every step echoes elegance and grandeur, making a statement from the moment you enter.









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Living Room

A Statement of Sophistication

Experience unmatched luxury in The Presidential's living room. This spacious, meticulously designed area features high-end finishes and elegant furnishings. Floor-to-ceiling windows bathe the room in natural light, creating a refined space ideal for both relaxed living and sophisticated gatherings.

THE PRESIDENTIAL

Bedroom

Your Private Oasis

Indulge in the ultimate retreat with The Presidential's bedroom, crafted for comfort and elegance. Enjoy plush interiors, expansive wardrobes, and a private balcony. The en-suite bathroom adds a touch of spa-like luxury, ensuring every night is a serene escape.









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Kitchen

Culinary Excellence Redefined

The Presidential's kitchen represents the pinnacle of gourmet design. Equipped with top-tier appliances, sleek countertops, and custom cabinetry, this space is crafted for culinary perfection. Its open layout facilitates both daily living and upscale entertaining with ease.

A modern interior space featuring glass partitions with thin gold-colored frames. Several black conical pendant lights hang from the ceiling. In the background, a reception desk is visible with the word "reception" on its side. The floor is made of large, light-colored tiles with a natural stone pattern. A decorative sculpture made of thin, intersecting rods is visible through the glass.

Internal AMENITIES

- Europa Locks
- Versace Tiles Design for Lobby
- Naturally 3°C Cooler Homes
- Eco-Friendly – AQI
- Internal Plaster Gypsum Finish
- Legrand Switches
- First in Class SS Hairline Finish
- Jindal Sliding Windows
- Natural Granite Platform

- Gas Sensor, SOS
- Three Tier Security
- 2A Electric Switches
- Options of Raw Flat
- No Area Wastge
- Safety Manual in Office
- Instrumental Sound by JBL
- Jaguar Bath Fitting
- SS Hairline Finish Sink





Real-Time Construction Update

Keep track of your new home with Live Construction Updates.



THE PRESIDENTIAL

Experience Uber-Luxury Living in
The Heart of Thane



For more information, visit our website at www.thepresidential.co.in or

Please Contact Us: **+91 858 889 7971** | enquiry@thepresidential.co.in

Location Site - Next to Salt N Pepper Restaurant, Near Shivai Nagar Circle, Upvan Lake Rd, Thane West - 400606.

MahaRera No: P51700077033 | <https://maharera.mahaonline.gov.in>

This registration is granted under section 5 of the Act to the following project under project registration number:P51700077033, Project: Metro Regalia, Plot Bearing / CTS / Survey / Final Plot No.: S NO 232, H NO 3B/1at Thane (M Corp.), Thane, Thane, 400606; Shree Ashtavinayak Enterprises having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400606.

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