



A PROJECT BY  
**Raj Realty**  
Group

# RAJONE

ELEVATE THE BEST

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DEFINING THE BEST  
IN SKYLINE LIVING

1,2&3BED, SKYLINE RESIDENCE  
AT CHARKOP-KANDIVALI

# RAJ REALTY, A 20 YEAR'S HERITAGE AND TRUST

20+ YEARS AND HERITAGE TRUST    10k+ HAPPY CUSTOMER    27M+ SQ.FT. DEVELOPED



Our foundation has been built on the steadfast commitment to our four pillars: on time delivery excellence, superior construction quality, and extraordinary lifestyle. We are on a mission to adorn skyline with our state-of-the-art creations.

THE CHOSEN FEW  
REDEFINE THEIR LIFESTYLE  
WITH SKYLINE LIVING

REVEALING  
KANDIVALI WEST'S FINEST

**RAJONE**  
DEFINING THE BEST IN SKYLINE LIVING

**PROJECT HIGHLIGHT POINTS:**

- MAGNIFICENT 21 STOREYED HIGH-RISE TOWER
- LUXURIOUS 1 & 2 BHKs & 3 BEDS WITH OPEN VIEW DECKS
- GRAND DOUBLE-HEIGHT RECEPTION LOBBY
- GLAMOROUS SKY LIFE - TERRACE LEVELS
- PODIUM PARKING ACROSS 3 FLOORS
- 3 TIER SECURITY SYSTEMS
- CONVENIENTLY LOCATED AT CHARKOP, KANDIVALI WEST





# LET THE BEST IMPRESSIONS BEGIN FROM THE FIRST LOOK

IMPRESSIVE, DOUBLE HEIGHT ARRIVAL LOBBY, AESTHETIC RECEPTION WITH WAITING LOUNGE AND HIGH-SPEED ELEVATORS

**AT THE CREST  
OF LIFESTYLE  
WITH BEST  
EXPERIENCES**

**RISE UP TO  
A SKY PAD WITH INDULGENCES  
FOR WEEKENDS,  
WEEKDAYS & EVERYTHING IN BETWEEN**



# BECAUSE YOU WANT THE BEST FOR YOUR FAMILY

A SKY DECK WITH HIGH-LIFE FEATURES ACROSS 8000 SQ. FT. - LEVEL 22



## FAMILY TIME AND HEARTFELT CONVERSATIONS

### SKY CABANAS & SITTING LOUNGE

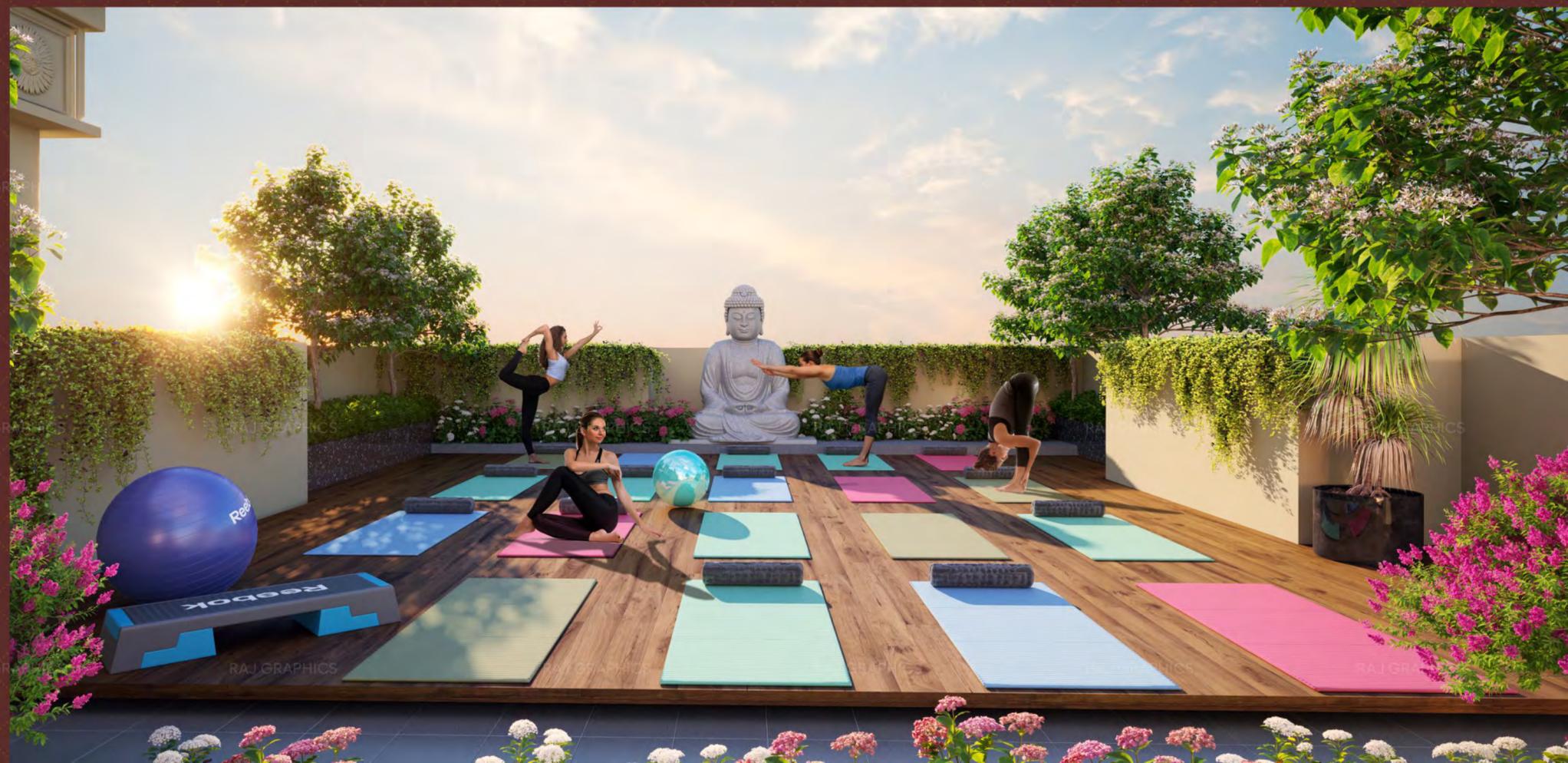
Raj One's Sky Pad is an oasis of tranquility and style for the entire family making it a perfect venue to spend happy times with friends, siblings and dear ones.



## MASTER YOUR MIND SOOTHE YOUR SOUL

### YOGA MEDI-DECK

In today's fast-paced urban life where stress has become a part of our routine, Raj One has a serene Yoga-Medi arena to help you work towards a calm mind and de-stress, everyday.





## YOUR DAILY DOSE OF NATURE

### SKY GARDEN AND JOGGING TRACK

Elevate your well-being at Raj One's serene and colourful sky garden, graced with benches amidst the abundance of flora and fauna. Thus making it a perfect and peaceful place for your walks and jogs.



## "ALL SPORTS" VENUE FOR THE CHAMPIONS

### MULTIPURPOSE SPORTS' TURF

Raj One's Sports Turf is a treat for sports enthusiasts as it gives men, women & children their own exclusive space to engage outdoor games they love, just a few levels away from their homes.





# WONDERLAND FOR YOUR LITTLE ONES

KIDS PLAY AREA



# DISCOVER WELLNESS & FITNESS AT ITS BEST

Raj One's Sky Deck showcases activities that let you uncover your best version. While its colorful play zones give your little angels a great childhood, It is fully-equipped with air-conditioned gymnasium and has everything to sculpt a fit-n'-fab you.



**RESIDENCES  
TO NEST & REST  
DESIGNED  
WITH  
BEST PLANNING**

**LUXURIOUS 1 & 2 BHKS AND  
3 BEDS WITH OPEN VIEW DECKS**



THOUGHTFULLY  
PLANNED WITH  
AMPLE NATURAL LIGHT  
AND VENTILATION



# TYPICAL FLOOR PLAN



13.75 MTR. WIDE ROAD



# 3 BHK - ISOMETRIC VIEW



**RERA CARPET AREA - 1246 SFT.**

LIVING ROOM	UTILITY	KITCHEN	TOILET 1	BEDROOM 1	STUDY ROOM	POWD ROOM	BEDROOM 2	TOILET 2	BEDROOM 3	TOILET 3
20'6"X17'7"	10'0"X7'11"	7'0"X11'2"	10'0"X4'5"	10'0"X14'7"	7'5"X9'2"	3'11"X4'5"	10'0"X12'0"	7'11"X4'5"	10'0"X14'5"	4'5"X8'6"

**RERA CARPET AREA - 1004 SFT.**

LIVING ROOM	DINING	KITCHEN	BEDROOM 1	TOILET 1	BEDROOM 1	TOILET 2	BEDROOM 2	TOILET 3	BEDROOM 3
10'6"X18'2"	2'8"X10'6"	7'0"X11'2"	10'0"X12'4"	4'5"X7'0"	9'0"X11'2"	4'5"X7'0"	13'0"X10'0"	7'0"X4'5"	10'6"X12'8"

# 3 BHK - ISOMETRIC VIEW

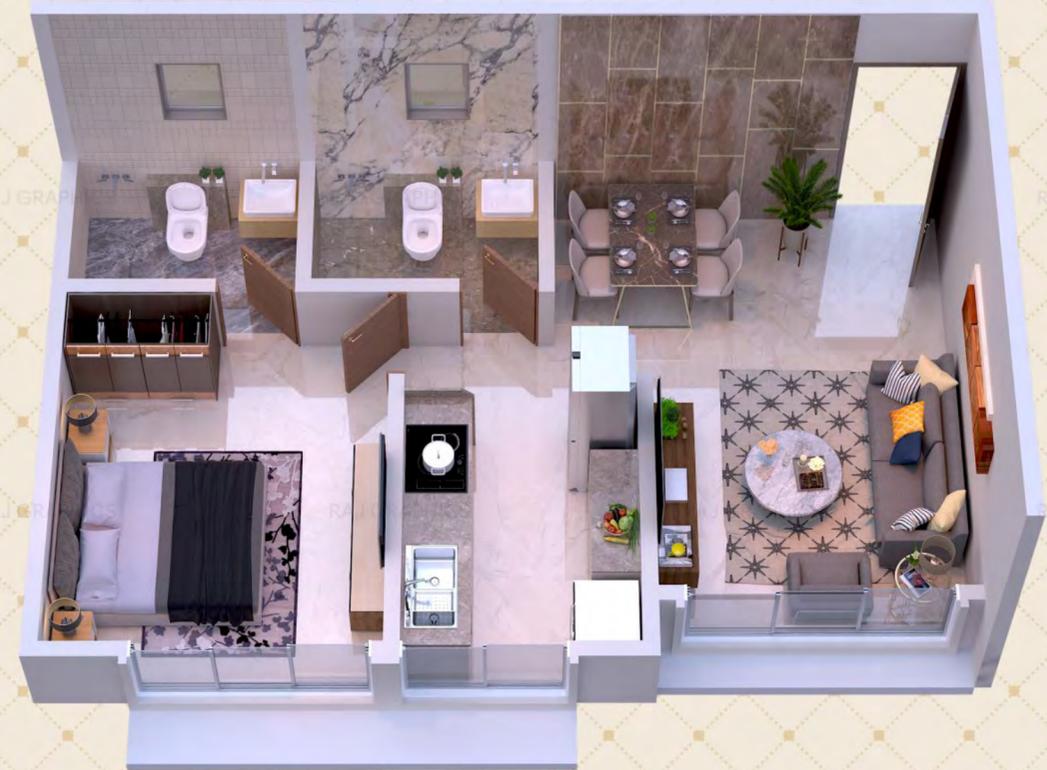


**RERA CARPET AREA - 874 SFT.**

LIVING ROOM	DINING	KITCHEN	TOILET 1	BEDROOM 1	TOILET 2	BEDROOM 2	TOILET 3	BEDROOM 3
10'6"X18'2"	2'8"X10'6"	7'0"X11'2"	4'5"X7'0"	9'0"X11'2"	7'0"X4'5"	10'6"X12'8"	4'5"X7'0"	13'0"X10'0"

## 2 BHK - ISOMETRIC VIEW

## 1 BHK - ISOMETRIC VIEW



### RERA CARPET AREA - 692 SFT.

LIVING ROOM	DINING	KITCHEN	TOILET 1	BEDROOM 1	TOILET 2	BEDROOM 2
10'6"X17'3"	4'5"X7'11"	7'5"X9'4"	7'11"X4'5"	10'0"X12'0"	4'5"X7'6"	10'0"X13'1"

### RERA CARPET AREA - 662 SFT.

LIVING ROOM	DINING	KITCHEN	TOILET 1	BEDROOM 1	TOILET 2	BEDROOM 2
10'0"X17'3"	7'0"X7'11"	9'5"X8'9"	7'0"X4'5"	9'0"X12'0"	4'5"X7'11"	9'6"X12'0"

### RERA CARPET AREA - 452 SFT.

LIVING ROOM	DINING	KITCHEN	TOILET 1	BEDROOM 1	TOILET 2
9'6"X15'1"	3'0"X7'11"	7'0"X9'0"	7'0"X4'5"	10'0"X12'0"	7'0"X4'5"

### RERA CARPET AREA - 436 SFT.

LIVING ROOM	KITCHEN	TOILET 1	BEDROOM 1	TOILET 2
15'5"X10'0"	10'4"X7'3"	6'3"X4'1"	12'8"X9'6"	3'11"X6'11"



# BLESSED WITH BEST COMFORTS AND ELITEST VENUES

## SPECIFICATION



### WALLS

- Internal Walls shall be finished with Gypsum Finish and plastic paint.
- External walls with texture paint coated with Berger weather coat or Asian Apex Ultima.



### FLOORING / TILING

- Vitrified tiles flooring in living, kitchen, passage area & bedrooms
- Wooden flooring in master room Anti skid flooring tiles in Toilets
- Designer Colored Glazed / Ceramic Tiles dado upto door height in all Toilets.



### TOILETS

- Branded Sanitary fittings & fixtures
- Concealed plumbing with reputed brand C. P. fitting.



### ELECTRIC

- Concealed copper wiring with modular switches of branded company.
- Adequate provision for electric points in rooms shall be provided.



### DOOR

- Laminated Flush doors with necessary hardware fittings.
- Fire Resistant main door.



### WINDOWS & GRILLS

- Uniform design M. S. railing / grills shall be provided as per Architect designs.
- Anodised/ Powder coated sliding windows with clear / tinted glass.



### KITCHEN

- Granite platform with stainless steel sink.
- Glazed tiles dado up to door height from Platform level



### PLUMBING

- Branded quality of concealed plumbing, pipes & fittings.

# MESMERISING PAGODA VIEWS, FAST CONNECTIVITY, HAPPENING VENUES.



Site Add. : Raj One, Plot No. 113 & 115, RSC No. 11, Sector - 1, Charkop, Kandivali (West)



### ENTERTAINMENT

RAGHULEELA MALL - 15 MINS  
PVR CINEMA - 15 MINS  
INORBIT MALL - 18 MINS  
BEACH - 20 MINS



### SHOPPING

APNA BAZAAR - 05 MINS  
CROMA MAHAVIR NAGAR - 08 MINS



### HOSPITALS

SARASWATI HOSPITAL - 07 MINS  
PHOENIX HOSPITAL - 10 MINS  
LOTUS HOSPITAL - 12 MINS



### EDUCATIONS

J. B. ENGLISH MEDIUM SCHOOL - 10 MINS  
ATHARVA COLLEGE - 15 MINS  
MKN BHATIA COLLEGE - 15 MINS



### CONNECTIVITY

DHANUKARWADI METRO STATION - 05 MINS  
KANDIVALI STATION - 10 MINS





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**Site Address :** Raj One, Plot No. 113 & 115, RSC No. 11, Sector - 1, Charkop, Kandivali (West), Mumbai - 401107.



**Maha RE RA Registration No. :** P51800055404, available at website: <http://maharera.mahaonline.gov.in>.



RERA QR CODE

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