

## LOCATION MAP



### CHARMS GROUP

your world.. our commitment...

Architect : D. M. Dalvi & Associates (Kalyan)  
RCC Consultant : Ajay Mahale (Thane)

Site Add.:  
Charms Heights, Survey no. 130,  
Hissa no. 1/2, Near Sawarkar Nagar,  
Manda, Titwala (E).

Corporate Office:  
Charms Developers, 1102 Dev Corpora,  
Opp. Cadbury's Eastern Express Highway,  
Khopat, Thane (W). Pin - 400 601  
Office No. : 022 64514137

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Web:  
www.charmsgroup.in

Note : This Brochure is for reference purpose only. It does not constitute part of an offer or contract. All plans, facilities etc., are subject to the approval of the respective authorities and would be changed. This discrimination remains solely with the developer. The photographs & artist impressions are for reference only.

www.charmsgroup.in

CHARMS  
**HEIGHTS**  
Titwala East



# THE WAIT JUST FOR YOUR NAME..

LIFESTYLE IS  
ESTABLISHING RELATIONSHIP  
WITH YOUR HOME



## ABOUT US

Equipped with years of experience in the construction business, CHARMS GROUP, an efficient and admired group of professionals went full steam ahead in residential properties around Thane and Kalyan. CHARMS HERITAGE soon become a landmark of construction in Kalyan and CHARMS STAR an exclusive commercial hub has been mentioned on various platforms for authenticity of purpose.

The versatility of the group can be found in their ongoing projects namely CHARMS CITY, CHARMS PARADISE, CHARMS HEIGHTS, CHARMS PARK at TITWALA. The group has planned 22 towers in the first phase followed by the construction of 50 towers in the second phase with total 4000 plus flats. We are starting our township projects, CHARMS GARDENIA at Vashind, CHARMS SIGNATURE at Shahapur, CHARMS GLOBAL CITY at Ambernath and CHARMS PRIDE at Asangaon which boasts of the best location and tranquility advantages.

Read on and discover a home that has but very few equals...



  
**CHARMS GROUP**  
your world.. our commitment...



CHARMS CORNER  
(Kalyan East)



CHARMS PARK  
(Titwala East)



CHARMS CITY  
(Titwala West)



CHARMS STAR  
(Kalyan West)



CHARMS PARADISE  
(Titwala East)

ONGOING  
PROJECTS

## BIRD'S EYE VIEW

Relax in serene ambiance of Charms Heights spread over 5 acres of land. Its luxuriously build spaces will sink you with nature and create a perfect accordance in life and there are amenities to make you every effort simple and full of ease. It's a place where we have dedicated every bit to beautiful creations. This presents you with luxuriously designed spaces for living. Ensure you will beautify your life with the moments of happiness and joy.

 CHARMS  
**HEIGHTS**  
Titwala East



## INTERNAL AMENITIES



### STRUCTURE

- Well designed RCC structure.
- Earthquake resistant design with attractive elevation.

### FLOORING

- Vitrified 2'-0' x 2'-0' tiles flooring in entire flats.
- Anti-skid Ceramic tiles for toilet flooring & dado up to door height

### KITCHEN

- Granite kitchen platform with S.S. Sink & designer tiles.
- Dado up to window height level 'N' granite service platform for 2 BHK flats.

### DOORS & WINDOWS

- Main door RM frame with decorative moulded door.
- All internal doors RM frames with designed shutter.
- Bath / Toilet granite frame with FRP water proof doors.
- Powder coated aluminium sliding window with one way glass.

### PLUMBING

- Concealed plumbing work. C P fittings with Jaguar or equivalent.
- Good quality sanitary fittings.

### ELECTRICAL

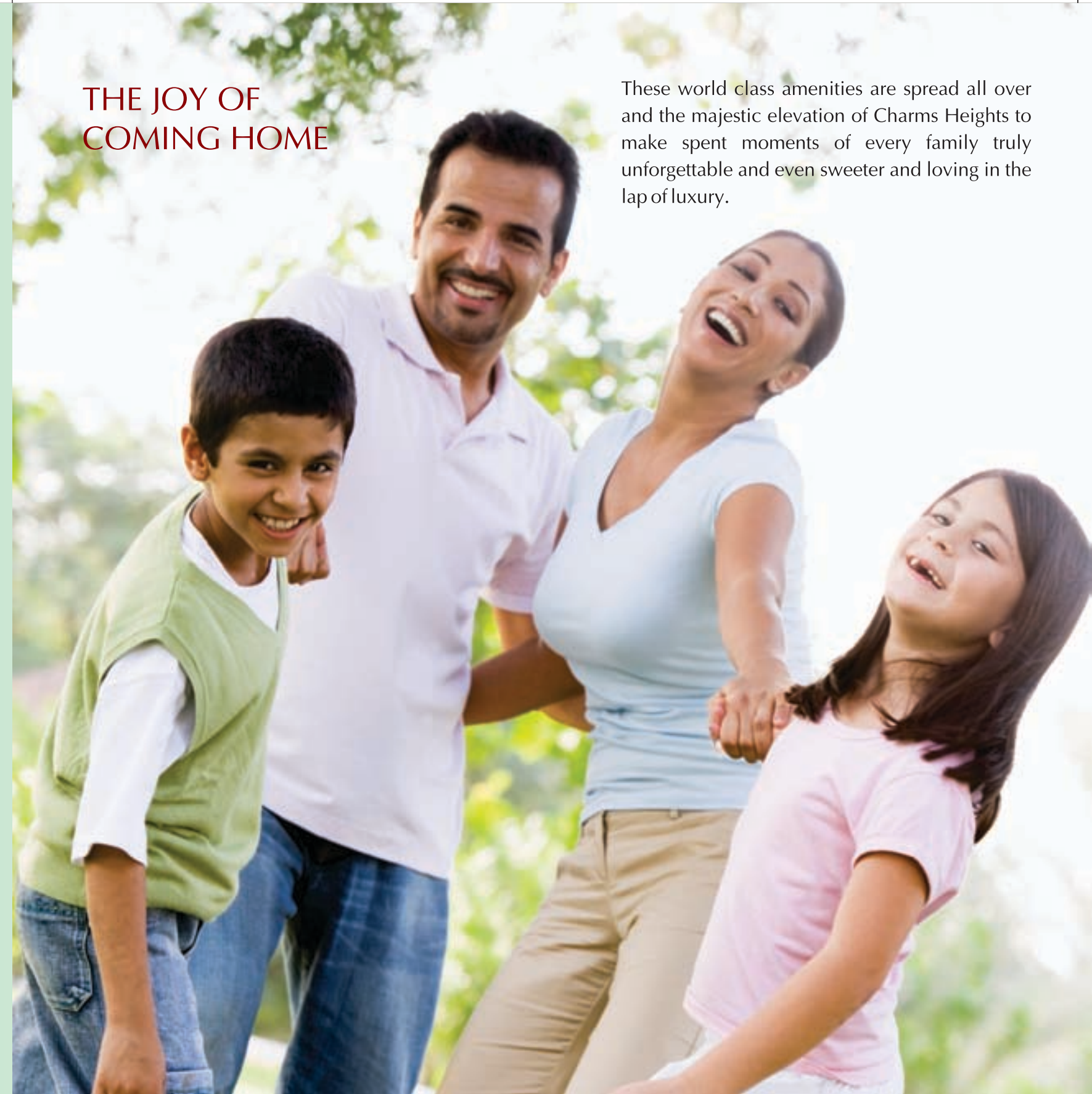
- Concealed copper wiring with ISI mark.
- Inverter provision for electricity back-up.
- Switches ISI mark with MCB/ ELCB.

### PAINTING

- POP finish with plastic paint.
- Acrylic for external walls.

## THE JOY OF COMING HOME

These world class amenities are spread all over and the majestic elevation of Charms Heights to make spent moments of every family truly unforgettable and even sweeter and loving in the lap of luxury.

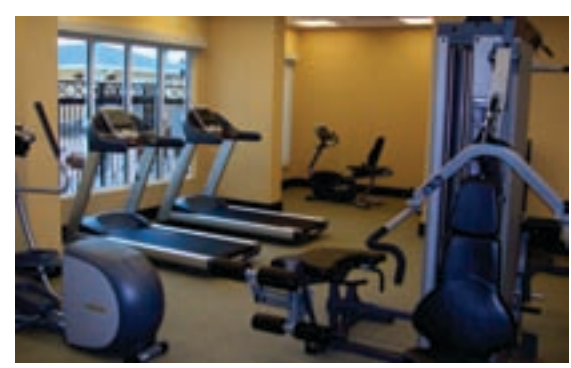


EXTERNAL AMENITIES

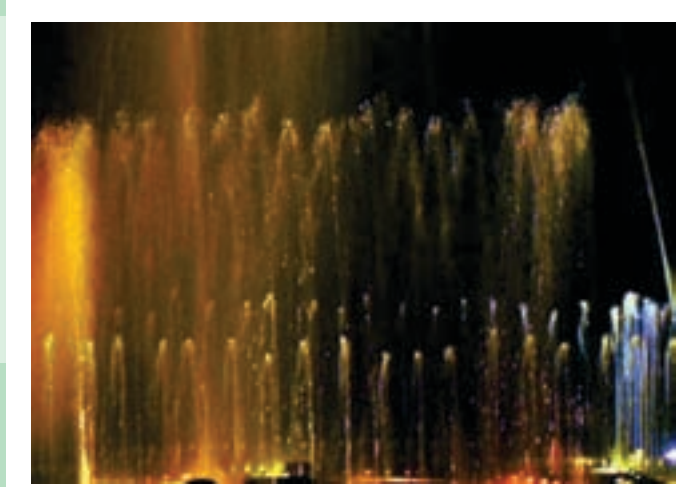
AMPLE CAR PARKING SPACE



BEAUTIFUL DESIGNED ENTRANCE LOBBY

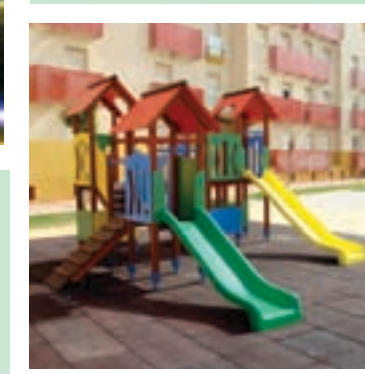


GYMNASIUM



MUSICAL GARDEN

GENERATOR BACKUP FOR COMMON LIGHTING.

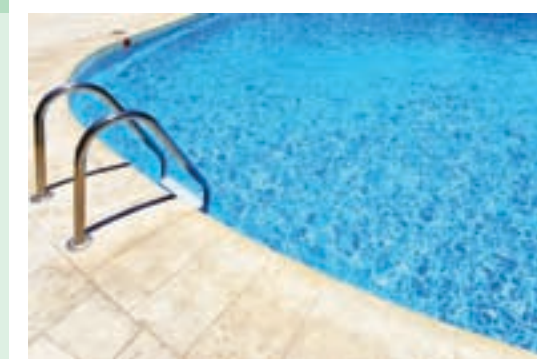


CHILDREN PLAY AREA



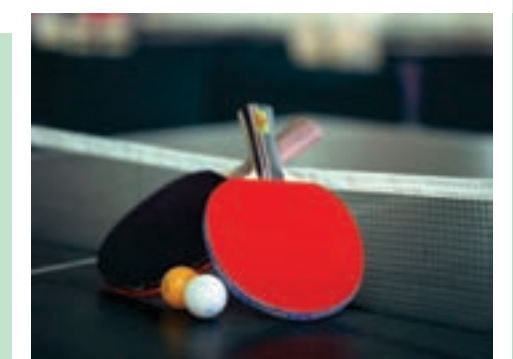
BEAUTIFUL LANDSCAPED GARDEN

INTERCOM FACILITY



SWIMMING POOL

TABLE TENNIS

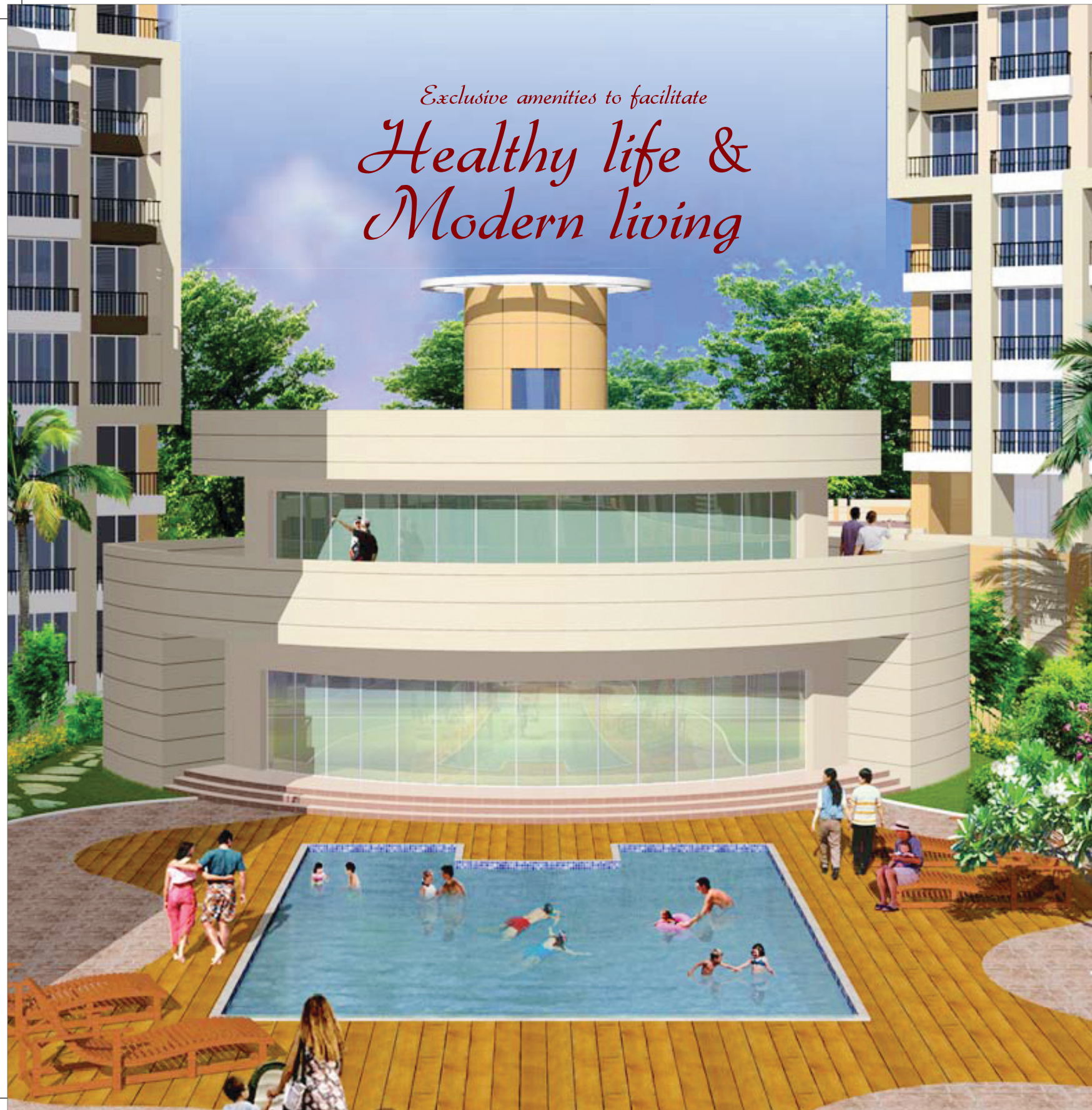


PARTY HALL



HIGH-TECH ELEVATORS WITH GENERATOR BACK-UP

*Exclusive amenities to facilitate*  
**Healthy life &  
Modern living**



FLOOR PLAN



CHARMS

**HEIGHTS**

Titwala East

insert floor plan flap