

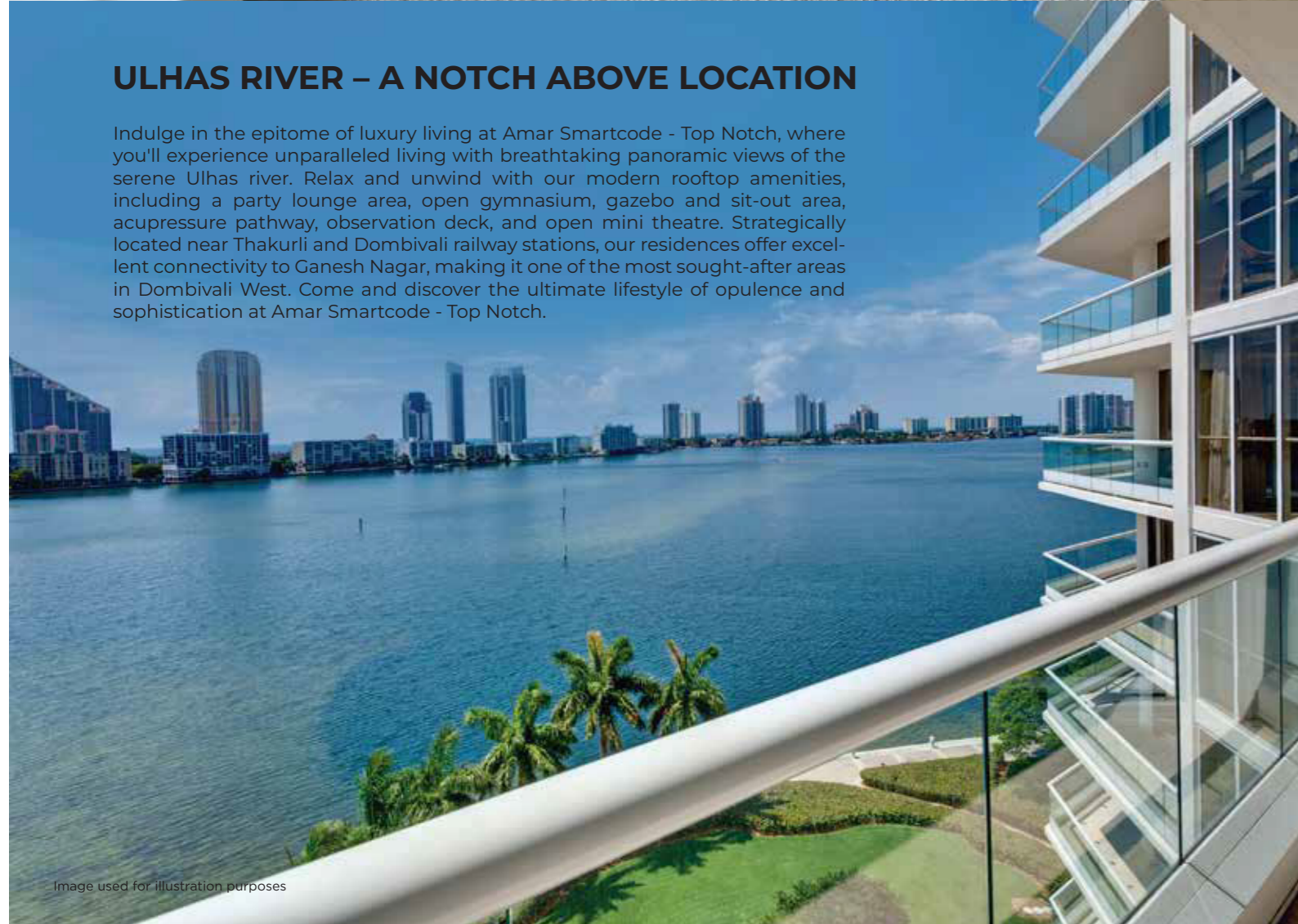
BREATHE ELEGANCE

An elegant life is a lifestyle that stands for quality over quantity. This enables you to live in the moment. You are provided with amenities that you truly love and enjoy. You celebrate every day because you are the epitome of happiness.



ULHAS RIVER – A NOTCH ABOVE LOCATION

Indulge in the epitome of luxury living at Amar Smartcode - Top Notch, where you'll experience unparalleled living with breathtaking panoramic views of the serene Ulhas river. Relax and unwind with our modern rooftop amenities, including a party lounge area, open gymnasium, gazebo and sit-out area, acupressure pathway, observation deck, and open mini theatre. Strategically located near Thakurli and Dombivali railway stations, our residences offer excellent connectivity to Ganesh Nagar, making it one of the most sought-after areas in Dombivali West. Come and discover the ultimate lifestyle of opulence and sophistication at Amar Smartcode - Top Notch.



NOW OR NEVER OPPORTUNITY

Flexible Payment Plan

Exclusive Pre- launch Price

Premium Inventories

Delivered Projects - 2 million sq.ft.

Upcoming Project - 5 million sq.ft.



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FOR MORE INFO, GIVE A MISSED CALL: +91 7021 98 83 93



Sales office:
Next to Vrindavan Complex,
Near Raj Vaibhav NX, Ganesh Nagar,
Dombivali (W) Maharashtra 421202
Website: www.amargroups.in

Strategic Partner[®]
**BESPOKE
— REALTY —**

Project MahaRERA No.: P51700031419 | Mentors MahaRERA No.: A99000031302

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A PROJECT BY AMAR GROUP

EMBRACE THE TOP NOTCH LIFE



1 & 2 Bed Spacious River View Homes
Starting From **48.50 lacs ++** onwards*
At Dombivali (W)

WHY PAY RENT ?
Own your Dream Home By Paying Just
4,999/-* With Our Pre-EMI Offer.

AMAR GROUP - HALLMARK OF TRUST & TRANSPARENCY

Since inception, the company has always strived for standard quality, customer centric morals, latest engineering concepts, uncompromising business ethics, and transparency in all spheres of business conduct, which have contributed to making us a preferred developer.

ON-GOING PROJECTS

AMAR GALAXY

AMAR ELEGANCE

COMPLETED PROJECTS

RAJ VAIBHAV NX

AMAR ORCHID DOMBIVALI (W)

VRUNDAVAN COMPLEX DOMBIVALI (W)

NANA VISHNU HEIGHTS DOMBIVALI (W)

RAMAI SHREE HARI DOMBIVALI (W)
















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A LIFE OF COMFORT AND CONVENIENCE

Top Notch is a project that promises to deliver elegant housing in the bustling heart of DOMBIVALI, only to those who dream of leading an elegant lifestyle – a lifestyle that epitomizes premiumness in every way right from luxury residences, complete home automation, contemporary rooftop amenities and much more. Top Notch is a stand-alone 23 Storey high rise tower located at Ganesh Nagar in Dombivali West.

PROJECT HALLMARKS

-  1 & 2 Bed Premium Residences
-  Home Automation* - Optional
-  Modern Rooftop Amenities
-  Designer Lobby with AC and Wi-Fi
-  Strategically located in between Thakurli & Dombivali Railway Station
-  Just 5 minutes away from Railway Station
-  Uninterrupted view of Ulhas River
-  Premium Vastu Compliant homes
-  3 Tier Security
-  Ample Car Parking
-  KDMC Water Supply
-  Electricity Back Up - Common Areas
-  Low Density Apartments
-  Clear Title & RERA Approved Project
-  Green Energy - Solar Panel



PROJECT AMENITIES (ROOFTOP)

- ▶ Party Lounge Area
- ▶ Open Gymnasium
- ▶ Gazebo & Sit Out Area
- ▶ Acupressure Pathway
- ▶ Barbeque Deck Area
- ▶ Observation Deck
- ▶ Kids Play Area

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Barbeque Deck Area



Open Gymnasium



All Image used for illustration purposes

Gazebo & Sit-Out Area



Observation Deck

GANESH NAGAR – THE PULSE OF DOMBIVALI (W)

Ganesh Nagar is the most strategic location of Dombivali. It is very near to two important railway stations. The Thakurli station is just 1.5 km away and the Dombivali station is just 2 km away. This prominent connectivity has transformed the importance of Ganesh Nagar and made it a futuristic location.

Dombivali, Ganesh Nagar is a prime residential location with unmatched connectivity. It is perfect when it comes to the modern Indian family looking for an upgrade. Dombivali is currently the focus of major developers due to its uprising areas and prominent developments.

BREAKING BOUNDARIES WITH TOP NOTCH CONNECTIVITY

SCHOOLS & EDUCATIONAL INSTITUTION

- Model English School – 4 min
- Blossom International School - 5 min
- Holy Cross English Medium School – 5 min
- Oxford High School - 5 min
- St. Mary's English High School – 7 min
- Pendharkar College - 10 min



BANKS

- DNSB Ltd. - 7 min
- Andhra Bank – 8 min



SHOPPING & MARKET COMPLEX

- Shankar Complex – 2 min
- Fresh Vegetable and Grocery Market - 7 min
- Patel R Mart - 10 min
- Sonal Business Park - 12 min
- Dombivali Dmart - 17 min



SPORTS & FITNESS

- KDMC Rose Garden & Childrens Park - 2 min
- Real Fitness Gymnasium - 5 min
- Bagshala Maidan - 8 min
- Railway Sporting Ground - 10 min



RAILWAY STATIONS

- Thakurli Station - 5 min
- Dombivali Station - 7 min



HOSPITAL

- Galaxy Criticare Hospital - 9 min
- Apex Hospital - 10 min
- Shivam Hospital – 12 min



CINEMA

- Gopi Cinema - 7 min
- Miraj Cinema - 9 min



LIBRARY

- Svatantra Veer Savarkar Granthalay - 10 min



PETROL PUMP

- Hindustan Petroleum – 1 min

LOCATION MAP



PROPOSED DEVELOPMENT OF THAKURLI TERMINUS BY L&T

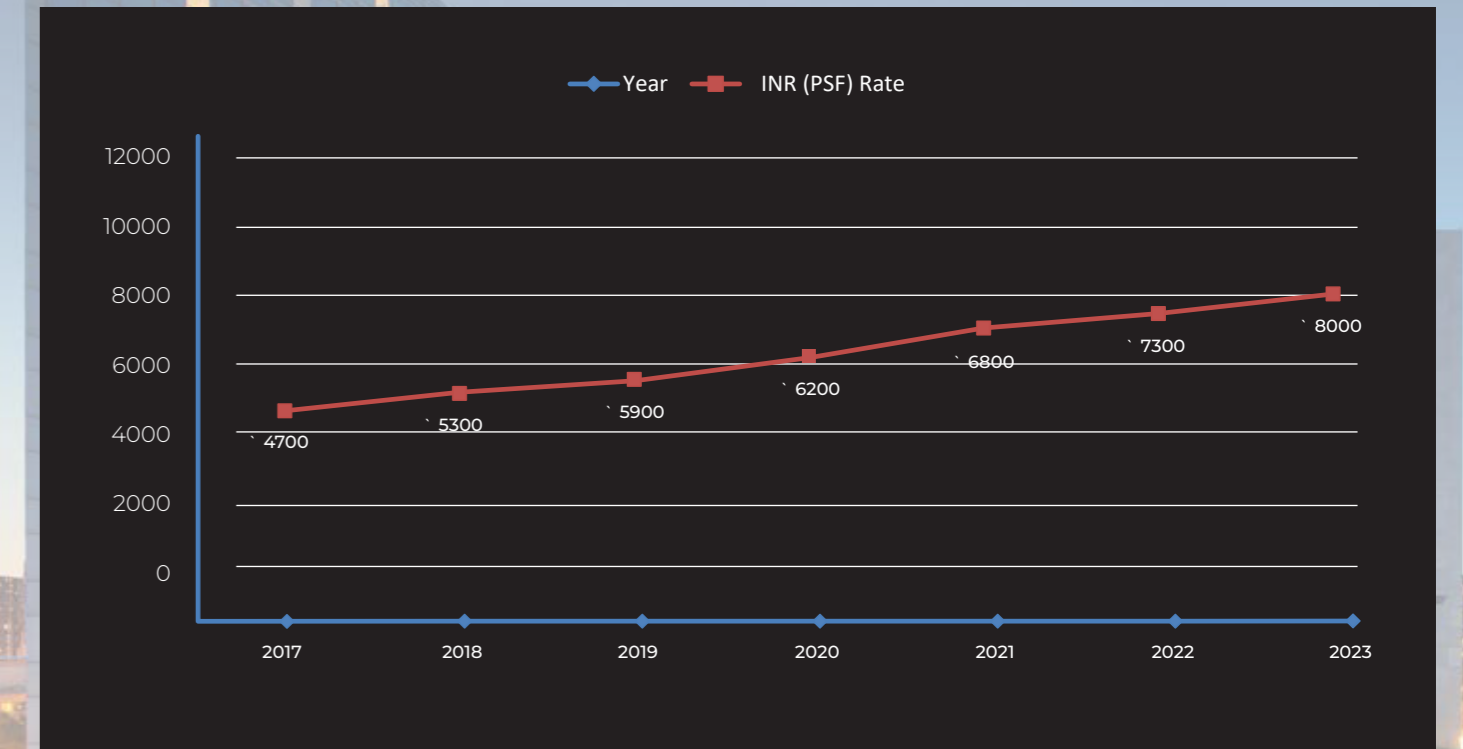
Thakurli is a historically significant location situated in the Thane district of Maharashtra. It is located between Dombivali and Kalyan suburbs and falls under the jurisdiction of the Kalyan-Dombivali Municipal Corporation. One of the upcoming advancements in Thakurli is the construction of the country's first elevated train terminus for long distance trains similar to L & T, Seawoods.

- ▶ 31-kilometer-long Ring Road connecting Dombivali and Titwala through Kalyan
- ▶ Metro Line 5 (Thane-Bhiwandi-Kalyan) and Metro line 12 (Kalyan-Taloja)



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APPRECIATION AT GANESH NAGAR, DOMBIVALI (W)



Almost 70%* Growth in last 6 years