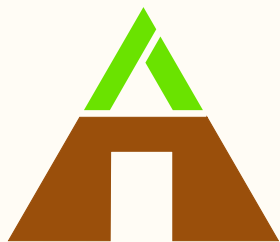


BALAAJI DEVELOPER PRESENTS:



**ARIA HORIZONS**

REAL LIFE. REAL LAND.  
REAL LIVING BEGINS HERE.

Premium Villa Plots in Palghar-Wada

A Picture-Perfect Escape just a Short  
drive from Mumbai, Thane & Surat.  
Where Nature meets Vision, and Your  
Life takes a Richer, Deeper Breath

**Upto 4x ROI Potential in the Next 10Yr**  
**Rapid Growth | Excellent Location**





## A Place Chosen by Nature, Designed for You

Balaaji Developer presents Aria Horizons – a serene, gated community nestled near Wada at Palghar District, at the edge of the rapidly expanding MMR region.

This development promises **more than just ownership**; it offers peace, potential, and a return to grounded living.

### Key Advantages:



NA plots with separate  
7/12 extract & title transfer



Gated community with  
part-payment flexibility



High appreciation potential  
due to regional development



Your money grows while  
you enjoy the life

### | Project Overview:

- Spread across 200,000+sq. ft. Customised Premium Villas with Private Swimming Pools
- Landscaped zones with Themed Greenery
- Well-connected to Mumbai, Kalyan, Thane, Surat

### Ideal For:

- Weekend Retreats
- Rental Income on Villa
- Long-Term Investment
- Custom Villa Development



# PALGHAR–WADA:

## The Rapid Growth Story is Real

Palghar is Maharashtra’s next urban frontier. Wada, located at its Southern edge, is directly Benefiting from the Infrastructural Surge.



### Major Growth Drivers:

**Vadhvan Port:** One of India's largest planned seaports

**Bullet Train:** Boisar to BKC in just 36 minutes

**Nashik–Vadhavan Greenfield Road:** Boost industrial development in area



**Proposed Mumbai's 3rd Airport:**  
Boosting regional connectivity



**Versova–Virar Sea Link:**  
Planned extension to Palghar will cut travel time from South Mumbai



**Delhi-Mumbai Industrial Corridor (DMIC):**

- Seamless connectivity from Palghar to Panvel via Kalyan
- Virar–Alibaug Multimodal Corridor
- Travelling time cut down



**Proposed SEZs & Expressways:**  
-Unlocking massive economic potential  
-Existing multinational companies like Coca-Cola, Blue Star



### Tourism & Cultural Nearby Attractions

- |  |                            |
|--|----------------------------|
| Kohoj Fort                                     | Jawhar Fort & Sunset Point |
| Dabhosa Waterfall                              |                            |
| Kelwe Beach                                    | Vaitarna Dam               |
| Vandri Lake                                    | ISKCON Eco Village         |
| Nearby Market, Bank and Bhakti Vedant Hospital |                            |

# Infrastructure that Makes Life Easy

Aria Horizons combines thoughtful design with long-term sustainability:



## Eco-Ready Features

- Rainwater harvesting pits
- Underground Storm-water drainage
- Solar-powered Street lighting
- Over **500 trees across 15+ native species** Curated floral beds and green pockets



*Enjoy life's lavish comforts, pamper yourself & your family with:*

---

- Clubhouse with gym, restaurant, swimming pool & jacuzzi
- Star gazing zone
- Meditation point
- Gated community with 24x7 CCTV surveillance
- Stone compound boundary for entire project
- AAC block compound up to 3 ft for each plot
- Vastu compliant villa plots
- Electricity & water connection for every villa plot
- Grafted seasonal fruit trees in each villa plot
- Beautiful entry gate with sculpture
- Wide internal roads
- Children's play zone
- Place for Organic farming
- Nature trails, gazebos & water body zones



# THE LIFESTYLE EXPERIENCE

Aria Horizons isn't just a plotted project —  
— it's a place to pause, breathe, and feel alive again.

Start your morning amidst birdsong. Tend to your private garden. Host loved ones under the open sky. Whether for weekend joy or everyday living, this is where modern comfort meets soulful simplicity.

**'This is where real living happens — in peace, in nature, and at your pace'**



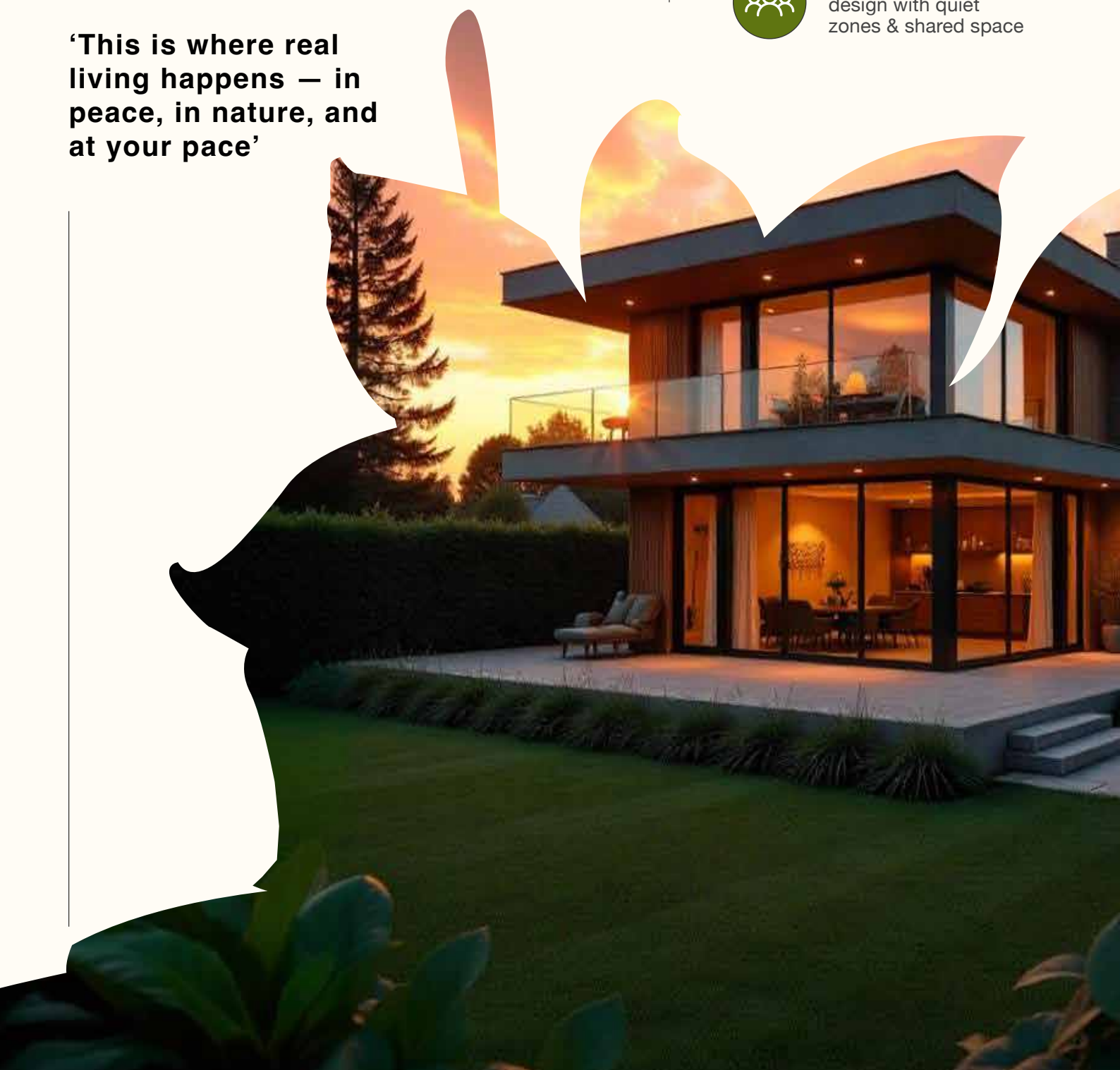
Customisable villa options



Low Cost Maintenance Support



Community-first design with quiet zones & shared space





BALAAJI DEVELOPER PRESENTS:



\*Designs, facilities, amenities, elevations etc. shown, are purely for representation purposes and can be changed/modify as per the requirement of developer



# OWN THE LAND. LIVE THE LEGACY

Your plot, your plan, your future — made easier with:

Flexible payment plans  
Loan assistance availability  
Clear, government-approved documentation  
Title transfer in your name

“  
Join a visionary community shaped by the upcoming “**Mumbai 4**”  
growth wave—an integral part of Maharashtra’s future-focused MMR  
development blueprint.

*This isn't just a place to live.*

**It's the Beginning of Your Real Story.**

## For More Details

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Website: [www.ariahorizons.com](http://www.ariahorizons.com)

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Wada, District Palghar, Off Mumbai  
Ahmedabad Highway.



Real Land. Real Growth.  
Real Living Begins Here.



