



ROSWALT
ZUHAUSE


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RERA Registration No. P51800047680

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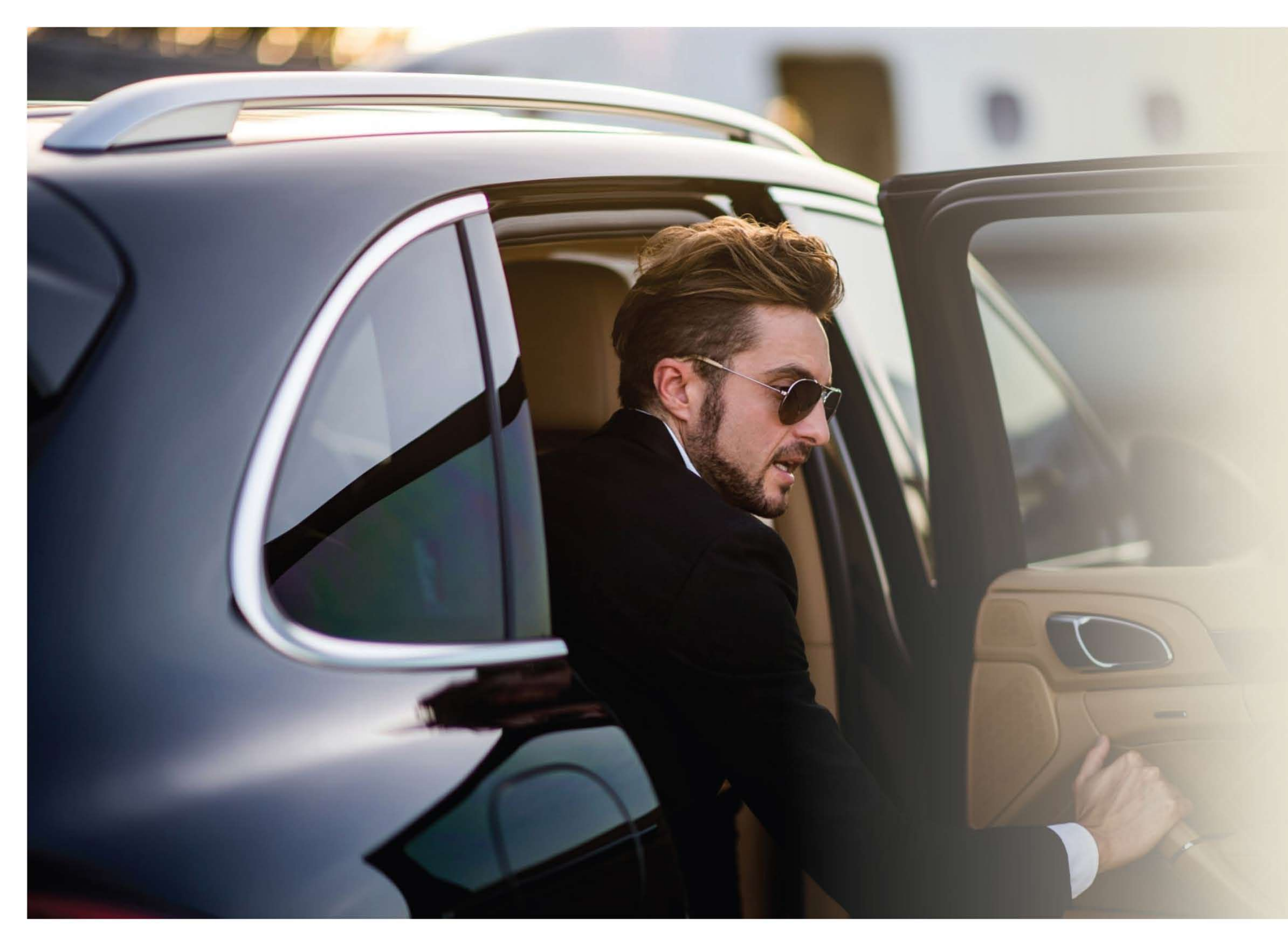
ROSWALT ZAIDEN

A PROJECT BY ROSWALT REALTY PVT. LTD.

A man in a black suit and a woman in a red dress are walking a red carpet. They are surrounded by photographers and fans. The scene is lit with dramatic, low-key lighting, highlighting the couple and the photographers' cameras. The background is dark, with a blue curtain visible behind the couple. The red carpet is bordered by stanchions with red ropes. The overall atmosphere is that of a high-profile event or premiere.

LIVE A CELEB LIFE

GO BEYOND ORDINARY.



ROSWALT ZAIDEN



ANDHERI'S NEWEST
COSMOPOLITAN PLAYGROUND

| CELEB LIFE |

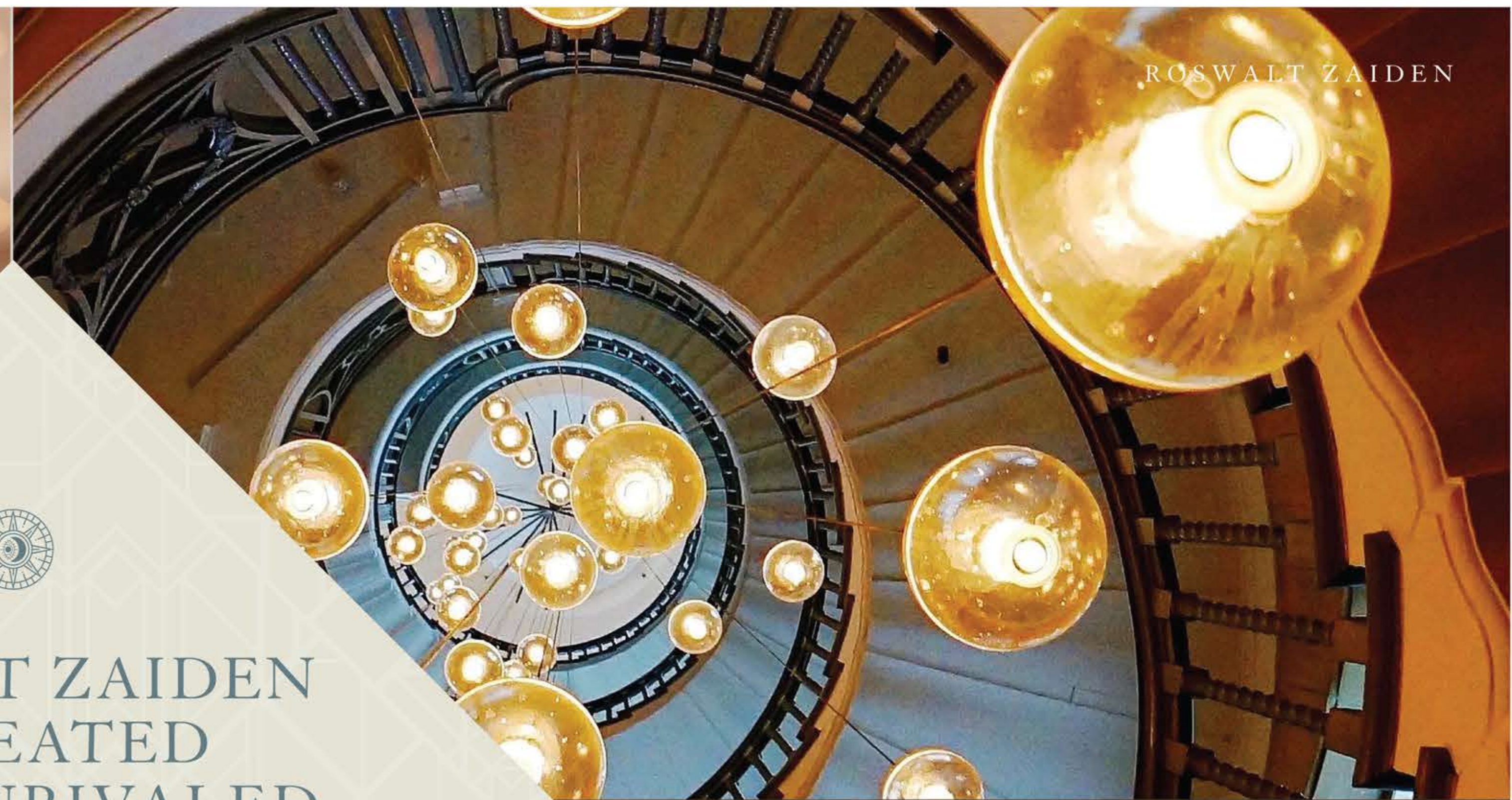
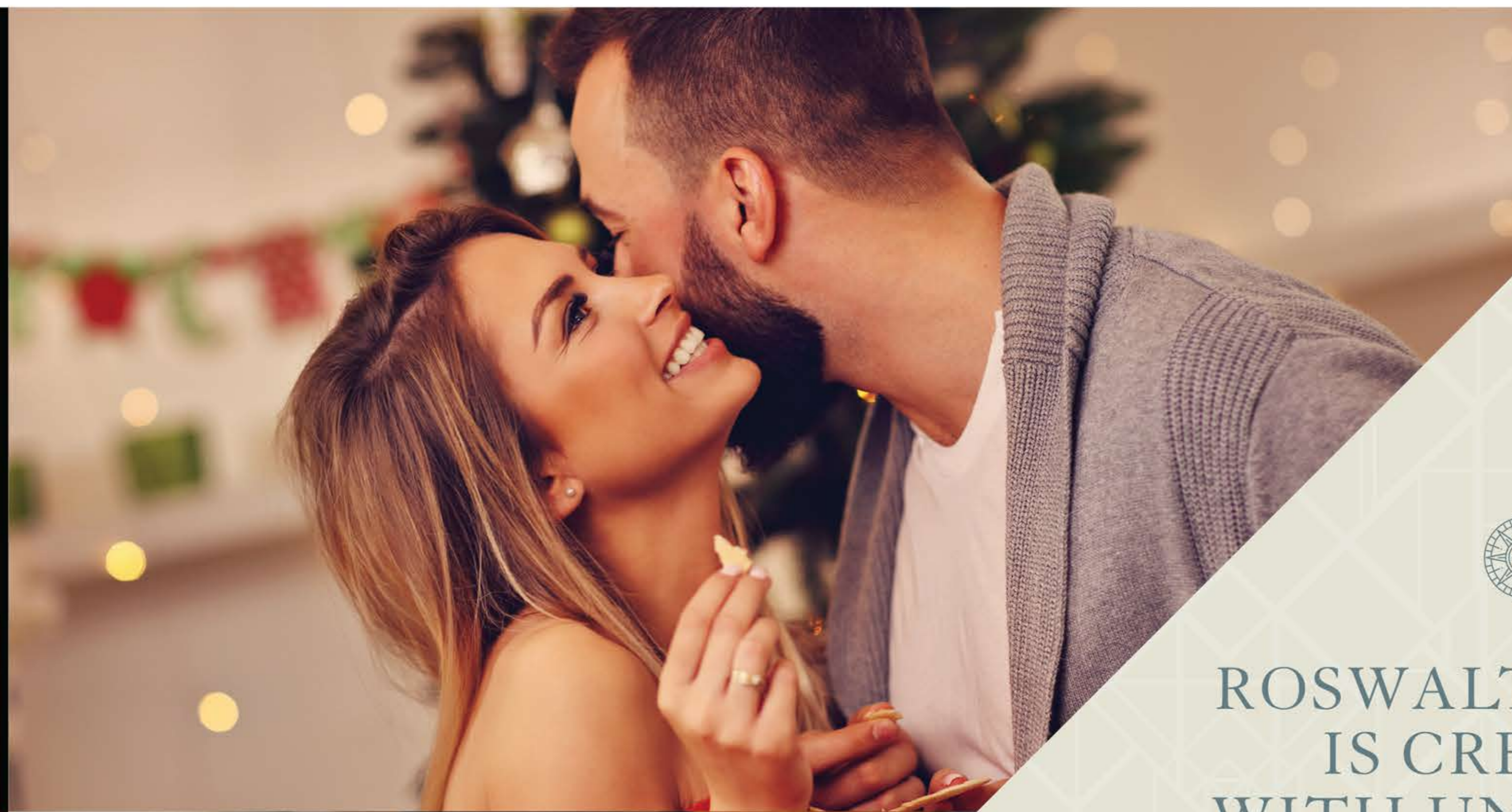


ROSWALT ZAIDEN

INDULGE
INTO
MAJESTIC LIFESTYLE
OF
ROSWALT ZAIDEN



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ROSWALT ZAIDEN
IS CREATED
WITH UNRIVALED
DEDICATION TO
MINUTIAE
MODERNITY

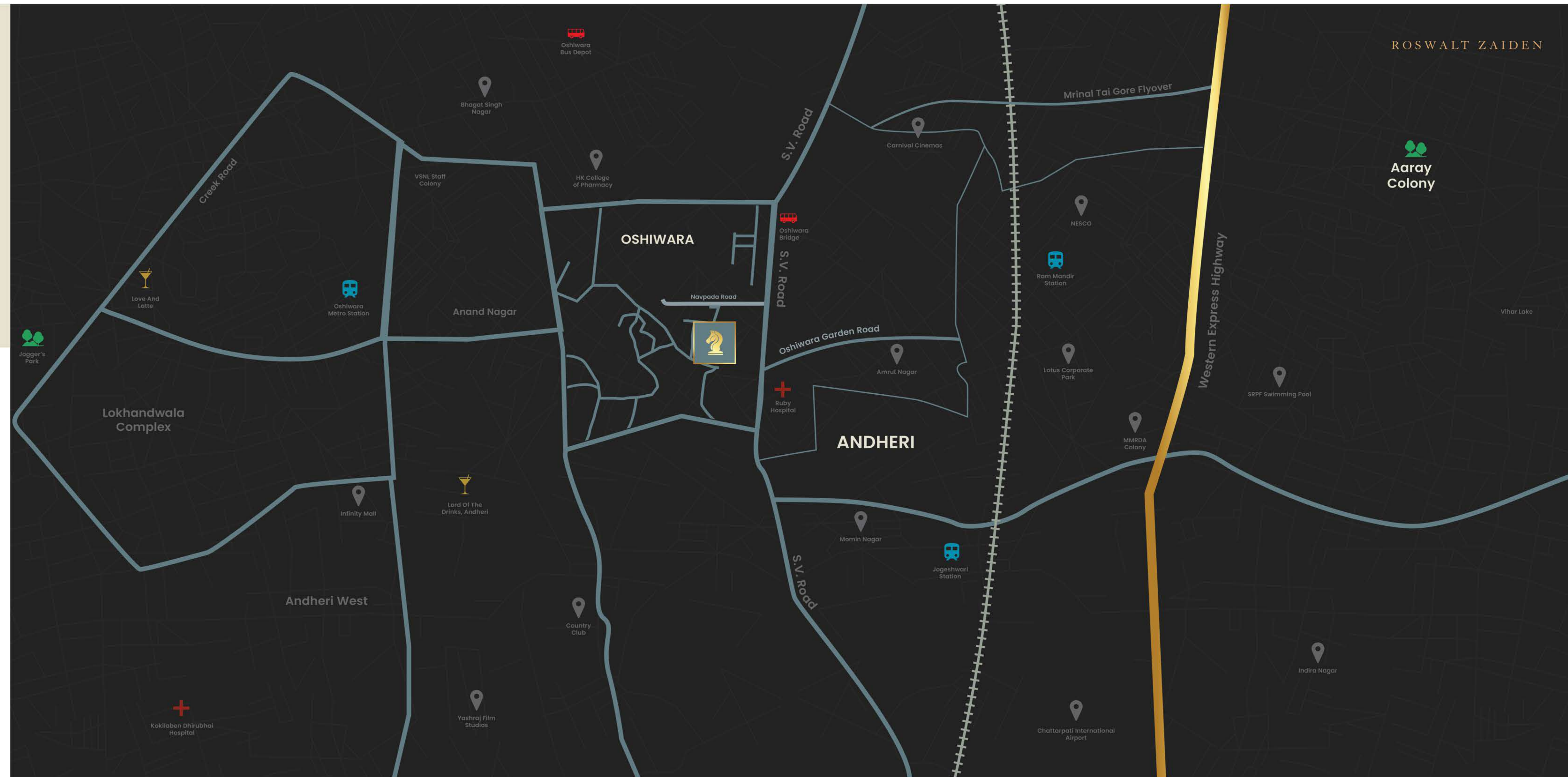


GLOBALLY LOVED LOCATION

Andheri is a globally accepted residential landmark. It is a central point that connects the whole city. **ROSWALT ZAIDEN** is situated at one such location where lifestyle, community and serenity harmonizes.

LEGENDS

0.1 KM S.V. ROAD	0.5 KM OSHIWARA BUS DEPOT	01 KM RAM MANDIR RAILWAY STATION	1.5 KM UPCOMING METRO STATION
1.5 KM JOGESHWARI RAILWAY STATION	02 KM PVR CINEMAS	02 KM WESTERN EXPRESS HIGHWAY	04 KM KOKILABEN DHIRUBHAI AMBANI HOSPITAL
08 KM DOMESTIC AIRPORT	09 KM POWAI	10 KM INTERNATIONAL AIRPORT	15 KM BKC



SETTING NEW STANDARDS
OF ACCESSIBILITY

ROSWALT ZAIDEN makes your busy life simpler. It is expediently situated at one of the buzzing zones of Andheri, with upcoming Metro Stations, Malls, Railway Stations and other experience centres in close proximity.

Versova Beach

Infinity Mall

Lokhandwala
Complex

Madh Island

Metro Station

WEST VIEW

*Actual View

EXPERIENCE MAXIMUM LIFE
WITH MAXIMUM CONNECTIVITY.

ROSWALT ZAIDEN

Oberoi
Mall

Carnival
Cinemas

W.E.H.

Aarey
Colony

Ram Mandir
Railway Station

Jogeshwari
Caves

Ruby
Hospital

EAST VIEW

*Actual View

LET US LEAD YOU ON A JOURNEY TO
REDISCOVER YOURSELF WITH OUR WIDE RANGE
OF WELLNESS AMENITIES.



YOGA ROOM / ZUMBA ROOM



SWIMMING POOL



JOGGING TRACK



GYMNASIUM



ZEN GARDEN

INDULGENCE

WE OFFER A QUINTESSENTIAL PLAYGROUND
FOR YOUR KIDS TO LEARN, GROW AND GET INSPIRED AT.
LET THE KIDS PLAY THE DAY AWAY.



INDOOR GAMES



CHILDREN'S PLAY AREA



BASKETBALL COURT



BADMINTON COURT



KID'S SWIMMING POOL



BOX CRICKET



FOOTBALL TURF



KID'S ZONE

UNFOLDING A WIDE RANGE OF AMENITIES FOR
YOUR PARENTS TO IMMERSE INTO AND RELAX
THEIR MIND, BODY AND SOUL.



LIBRARY



MEDICAL ROOM



OLD FOLK AREA



STAR GAZING DECK



STRETCHER LIFT



ROSWALT ZAIDEN

YOUR CONNOISSEURIAL LIVING DESERVES EVERYTHING MAJESTIC!
FIND UNLIMITED ENTERTAINMENT AT YOUR FINGERTIPS WITH
YOUR LIFE AT ROSWALT ZAIDEN.



MINI THEATRE



BANQUET HALL



CAFE



POOLSIDE BARBEQUE



SALON

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CELEB LIFE

A photograph of a man and two women in formal attire. The man is in the center, wearing a dark suit and white shirt. He is flanked by two women in shimmering, sequined dresses. They are standing in front of a dark wood-paneled wall.

THOUGHTFULLY CREATED AMENITIES, ELEVATE YOUR SPIRIT;
TAKE A PLUNGE INTO THE AISLES OF HIGH-END
ENTERTAINMENT EXPANSE.



LAWN



STEAM ROOM



VIEWING DECK



STACK PARKING



CONFERENCE ROOM

AMENITY RICH

TYPICAL FLOOR PLAN

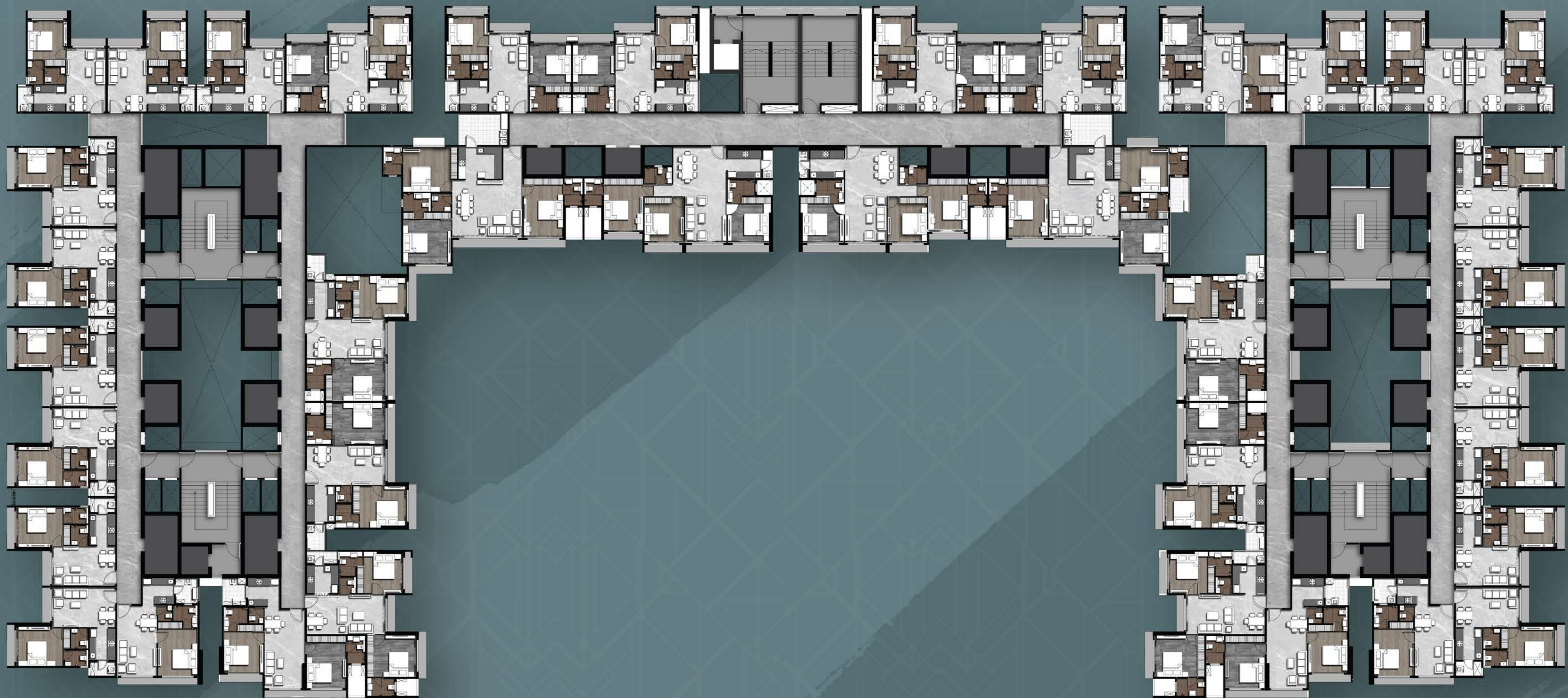
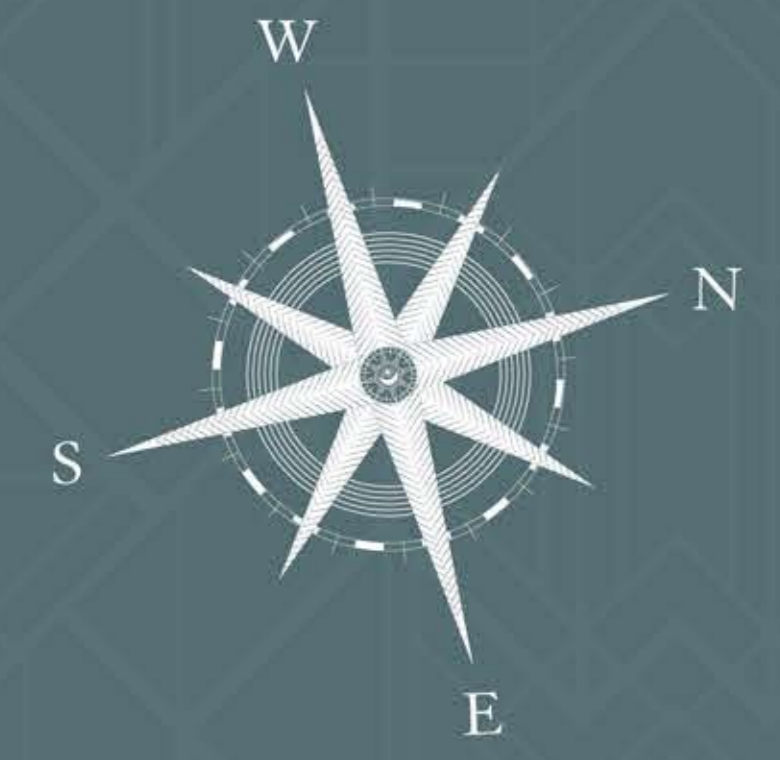
ROSWALT ZAIDEN

12.20 M WIDE DP ROAD

27.45 M WIDE DP ROAD

20.00 M WIDE DP ROAD

TOWARDS S.V. ROAD



ROSWALT ZAIDEN

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REFUGE FLOOR PLAN

ROSWALT ZAIDEN

12.20 M WIDE DP ROAD

27.45 M WIDE DP ROAD



20.00 M WIDE DP ROAD

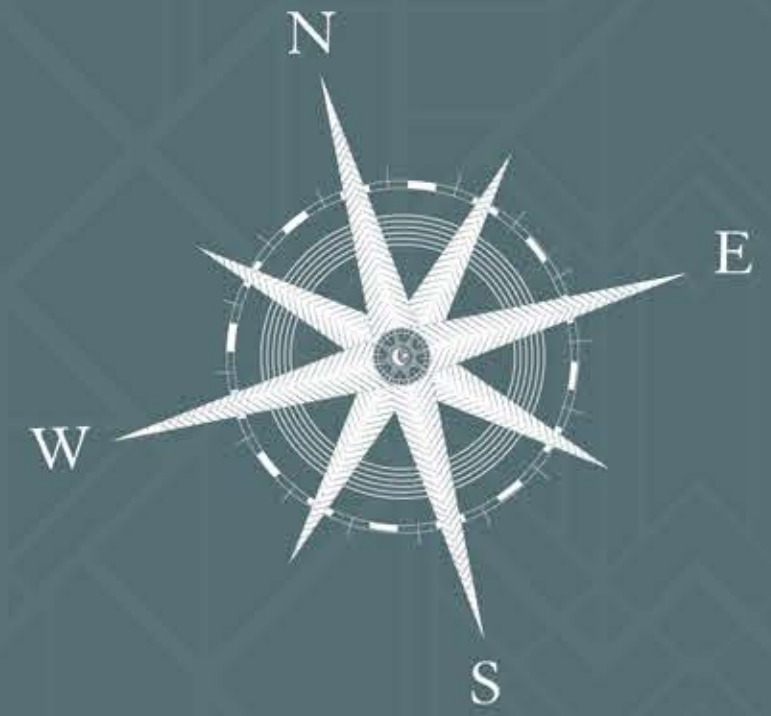
TOWARDS S. V. ROAD



ROSWALT ZAIDEN

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WING A FLOOR PLAN



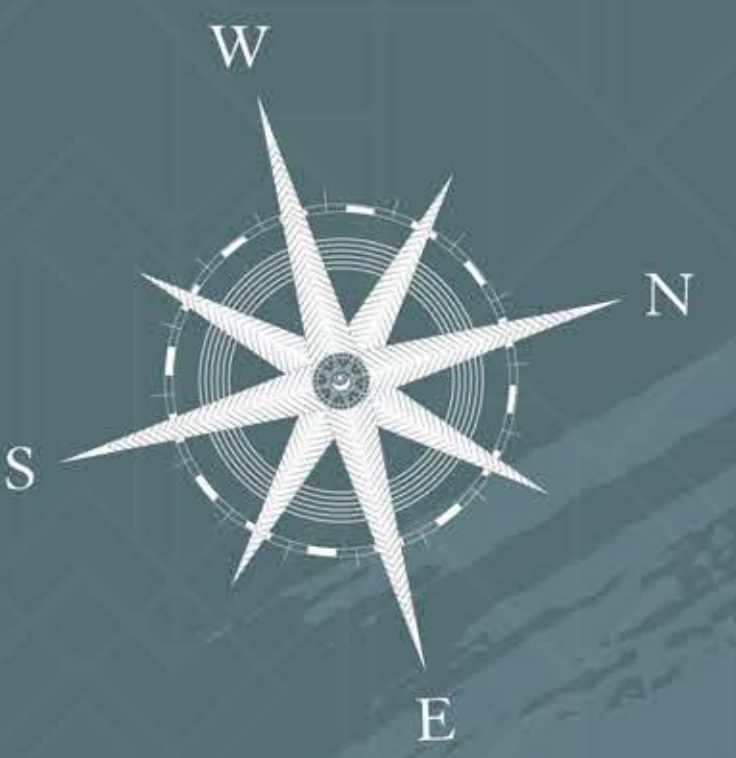
SR. NO.	FLAT NO.	UNIT	RERA CARPET	SERVICE SLAB
1.	01, 02, 03, 04, 05, 06, 07, 08, 09, 15	1 BHK	401.71	35.19
2.	10	2 BHK	610	71.90
3.	11	2 BHK	605	48.33
4.	14	2 BHK	610	39.07
5.	12, 13	2 BHK	675	42.62



AMENITIES FLOOR PLAN

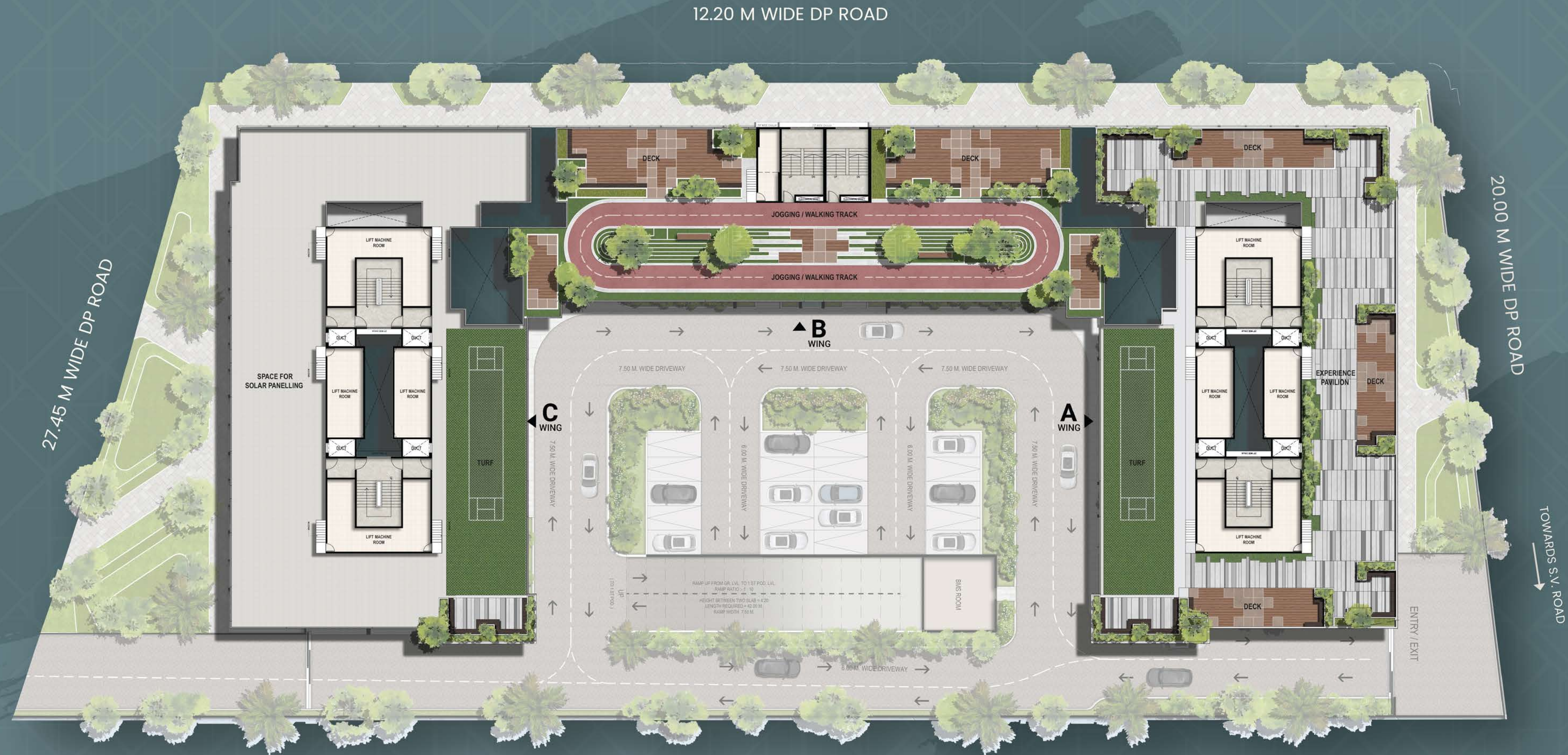


- | | |
|-------------------------|-------------------------|
| 1. SOCIETY OFFICE | 12. INDOOR GAMES |
| 2. LIBRARY | 13. BASKETBALL COURT |
| 3. CONFERENCE ROOM | 14. BADMINTON COURT |
| 4. ART ROOM | 15. LAWN |
| 5. MEDICAL ROOM | 16. SWIMMING POOL |
| 6. MINI THEATRE | 17. KID'S SWIMMING POOL |
| 7. CHILDREN'S PLAY AREA | 18. KID'S PLAYGROUND |
| 8. YOGA / ZUMBA ROOM | 19. CAFETERIA |
| 9. STEAM ROOM | 20. BANQUET HALL |
| 10. GYMNASIUM | 21. OLD FOLK AREA |
| 11. SALON | 22. ZEN GARDEN |



TERRACE FLOOR PLAN

ROSWALT ZAIDEN

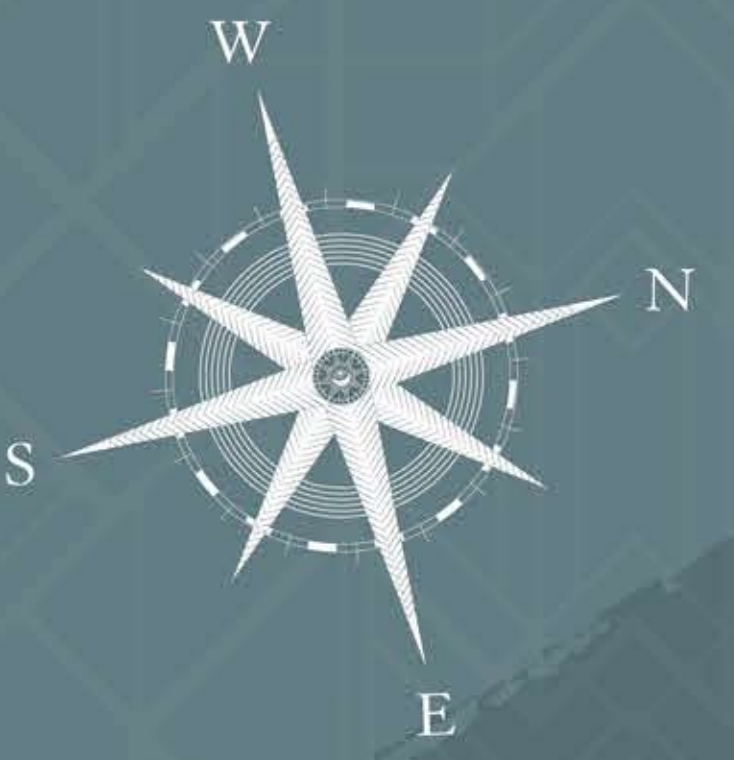


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PARKING PLAN

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GROUND FLOOR PLAN





UNIT PLANS



TOWER -	A
TYPE -	1 BHK
RERA CARPET AREA -	401 SQ.FT.
SERVICE SLAB -	23.76 SQ.FT.
TOTAL AREA -	424.76 SQ.FT.

Key Plan



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TOWER -	A
TYPE -	1 BHK + 1 BHK
RERA CARPET AREA -	809 SQ.FT.
SERVICE SLAB -	47.52 SQ.FT.
TOTAL AREA -	856.52 SQ.FT.

Key Plan



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UNIT PLANS

ROSWALT ZAIDEN



TOWER -	A
TYPE -	2 BHK
RERA CARPET AREA -	605.04 SQ.FT.
SERVICE SLAB -	44.36 SQ.FT.
TOTAL AREA -	649.4 SQ.FT.



TOWER -	A
TYPE -	2 BHK
RERA CARPET AREA -	605 SQ.FT.
SERVICE SLAB -	73.17 SQ.FT.
TOTAL AREA -	678.17 SQ.FT.

Key Plan



UNIT PLANS



Key Plan



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TOWER -	A
TYPE -	2 BHK
RERA CARPET AREA -	610 SQ.FT.
SERVICE SLAB -	39.07 SQ.FT.
TOTAL AREA -	649.07 SQ.FT.



Key Plan



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TOWER -	A
TYPE -	2 BHK
RERA CARPET AREA -	675 SQ.FT.
SERVICE SLAB -	42.62 SQ.FT.
TOTAL AREA -	717.62 SQ.FT.

ATTRIBUTES & ELEMENTS

Unleash the ultimate tier of richness with paramount space for living and leisure

ROSWALT ZAIDEN



All flats are planned to have zero passage waste in the area, resulting in flats with the same carpet area but larger room sizes.

Every flat has a minimum 5 feet wide wall space for a name plate at the entrance.

Every 1 BHK flat consists of one toilet and bathroom attached to the bedroom and one as a common toilet.

All units consist of 8 feet width French window which allows maximum light and air ventilation.

Additional service slab is provided in Toilet duct and Kitchen for AC outdoor unit and storage purpose.

ATTRIBUTES & ELEMENTS

*Heralding a new age
for world-class amenities*

ROSWALT ZAIDEN

Rediscover elusive composition of architectural wonder with **ROSWALT ZAIDEN**. At the heart of this lot are amenities that unleash the ultimate tier of richness with paramount space for living and leisure. Fusing exceptional interior design with modern tech reflects our client's aspirations!

Dive into this rhythm of modern yet timeless construction.



Lobby area has adequate light and air ventilation.

Each wing has high-speed passenger and service elevators with a capacity of 18 passengers and a speed of 2.5 m/sec. which enables quick access to the desired floor and to carry heavy loads in an emergency.

Garbage Chutes are provided for efficient and hygienic garbage disposal.

The entire vicinity is equipped with 24 x 7 CCTV surveillance.

Stack parking is provided with a power backup facility.

