



www.empirecentrum.com

HOME IS WHERE YOUR STORY BEGINS

CALL: +91 907 101 5800

Empire Industrial Centrum (A Division of Empire Industries Ltd.)

Site Address: Empire Industrial Centrum (A Division of Empire Industries Ltd.), Plot 22, Ambarnath Industrial Area, MIDC, Village Chickloli, Ambarnath West – 421505, Dist. Thane

Registered Address: Empire Complex, 414, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, Maharashtra, India.

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MAHA RERA registration number P51700006096, P51700021315, P51700025202, P51700025192


EMPIRE
INDUSTRIAL CENTRUM
AMBERNATH
Kuch Khaas Hai


EMPIRE
INDUSTRIAL CENTRUM
AMBERNATH


KUCH
KHAAS
HAI

Disclaimer: Empire Industrial Centrum Project is being developed in phase wise manner. Customers are requested to consult the Site Office for details and update themselves with all the necessary details in respect of the project from time to time. All dimensions mentioned / seen in the drawings / show flat with in site office may vary / differ due to construction contingencies, construction variances and site conditions. The customers are requested to apprise themselves with the relevant information pertaining to the residential flat / industrial unit of his interest prior to making any purchase decision. Customers are therefore required to verify all the details including area, amenities, services, terms of allotment and payments and other relevant terms independently with our team/company prior to concluding any decision of availing any allotment of any unit(s) in the "Empire Industrial Centrum Project" Project. In any event, we shall not be liable for any expense, claim, loss or damage of whatsoever nature, caused due to reliance placed upon the depiction made in this sample flat/brochure. The images & other details give above are only indicative. Developer reserves right to change any or all of these in the interest of development. Any purchases/leases of this development shall be governed by the terms & conditions of the agreement for sale/lease entered in to between parties. # all the rooftop amenities, ground amenities, landscape reserve for jogging & cycling track, skating rink & sit-out area & commercial spaces are future development. Please refer conformity related to development phases, etc., with MAHARERA registration number Phase I-P51700006096, Phase II-P51700021315, Phase III -P51700025202, Phase IV -P51700025192

theblueprint.asia

ABOUT EMPIRE INDUSTRIES

In the early 1960s with humble beginnings and an ambitious vision, Mr. S. C. Malhotra laid the foundation of Empire Industries Ltd. Back then, it consisted of a very small process house with limited operations of bleaching, dyeing and finishing of cotton products.

Over the years, Empire Industries became India's largest, leading textile processing house. Today, its business units are India's most preferred professional and technologically advanced ones.

ABOUT OUR FOUNDER

Mr. S. C. Malhotra is a visionary who has an insatiable appetite for perfection, success and setting new benchmarks. He has a crystal-clear mission for Empire Industries – 'To be the best in the marketplace, not necessarily the biggest'. He has a background in the Indian Navy and was the CEO of Killicks Industries Limited back in old times.

He bought Empire Dyeing Co. Ltd. in 1963 and has been unstoppable since. His astonishing foresight led Empire Industries to not just expand in India but form high-yielding and excellent partnerships across the globe. Even today, under his leadership, the company is constantly growing from strength to strength.



MR. S.C.MALHOTRA - (CO-FOUNDER)



VISION & MISSION STATEMENT

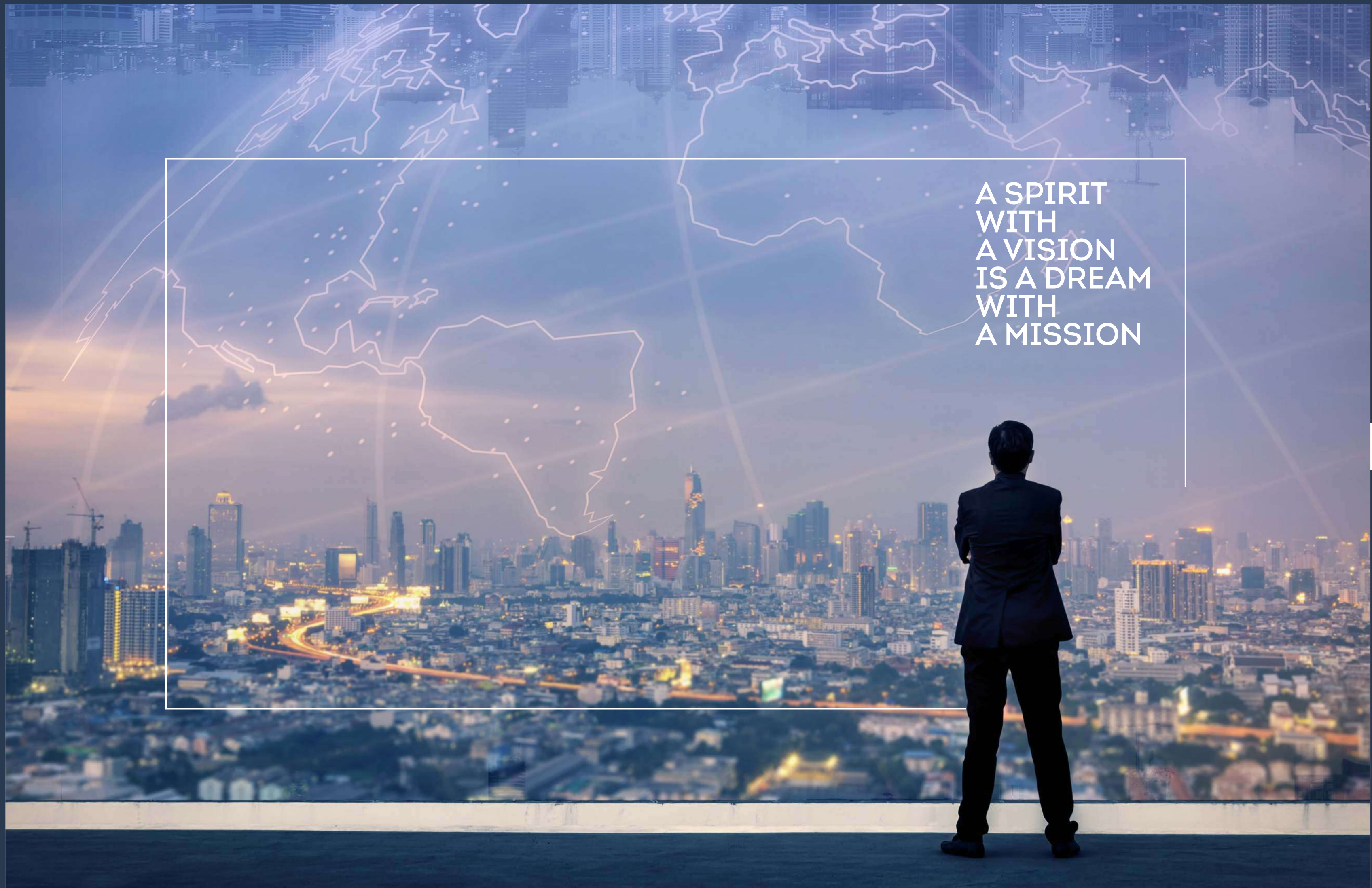
VISION

To become India's leading real estate company that develops world-class residential spaces with state-of-the-art amenities that provides the best to the residents of Empire homes.

MISSION

To cater to each and every need of the residents and ensure they lead an excellent lifestyle with the perfect work-life balance 24X7.

A SPIRIT
WITH
A VISION
IS A DREAM
WITH
A MISSION





ABOUT PROJECT

With 7 acres out of 35 acres of the area dedicated to the residential & commercial spaces*, Empire Industrial Centrum is built-to-suit the needs of the occupants with Walk-to-Work concept. With smartly planned open spaces and recreation areas, Empire Industrial Centrum's residential spaces aims to make way for a healthy lifestyle not just for kids but for occupants of all age groups. The township boasts of a plethora of amenities like tennis court, Infinity swimming pool*, clubhouse*, ample parking spaces, indoor* & outdoor gaming options and many more.

BRINGING
MORE JOY,
EASE AND
PROSPERITY
TO ITS
RESIDENTS



MAKE.



LIVE.



PLAY.



PROFIT.



PROSPER.

MAKE.
LIVE. PLAY.
PROFIT.
PROSPER.

These are not just words but a vision that we have for our residents at Empire Industrial Centrum. Empire Homes is truly built with the intention of bringing more joy, ease and prosperity to the residents vide offering elegant design, lush green locales and the picturesque views of the Sahyadri Hills that makes working and living here an excellent choice.

Add more fluidity to your life by maintaining the perfect work life balance. Each day is different and residents living here will be able to relish the rare luxury of living life to the fullest. Thanks to the way it is planned and designed, residents will save time, energy and money for travelling to and from work at the same time will be able to avail the exclusive amenities lined up for them at just a hop skip and jump away.



ABOUT EMPIRE HOMES

Adding that extra touch to enhance comfort and convenience is what makes Empire Industrial Centrum stand out. It is the first-ever government approved integrated flattened township where 5 acres out of 35 acres of land is dedicated to residential spaces and commercial spaces.

The Empire Homes are created keeping in mind the concept of walk-to-work. Residents have an option to choose between 1 BHK and 2 BHK towers with everything needed to lead an excellent lifestyle available right on their doorsteps. The complex also includes well-planned spaces for kid's play parks and landscaped gardens. Every corner of the residential area has been strategically designed to ensure that residents lead a healthy lifestyle and maintain a proper work-life balance at all times.



THE TOWNSHIP
BOASTS OF NUMEROUS
HIGHLIGHTS CATERING TO
EVERY NEED OF RESIDENTS.

A MULTIFACETED FUTURE-READY TOWNSHIP

- 21,000 + sq.ft. of rooftop clubhouse & amenities
- Ultra-modern homes surrounded by generous greenery
- One-of-a-kind 24x7 3 tire security system
- 24X7 Water Supply
- 24X7 Electric Supply
- Boasts of excellent connectivity and state-of-the-art amenities
- Offers an attractive confluence of culture, sports, entertainment and education
- Located at a walkable distance from the upcoming Chikholi railway station
- Ideally located near to some of the best schools, colleges, hospitals, malls and entertainment options
- Facility for abundant water capacity
- Tertiary water treatment plant
- Sewage treatment plant

**A WORLD OF EXCELLENCE &
PAMPERING EXCLUSIVELY FOR YOU**



INTRODUCING EMPIRE HOMES

Located in one of the serene surroundings of Mumbai, the residences at Empire Industrial Centrum 1 BHK and 2 BHK homes which offer you a larger than life kind of a lifestyle.



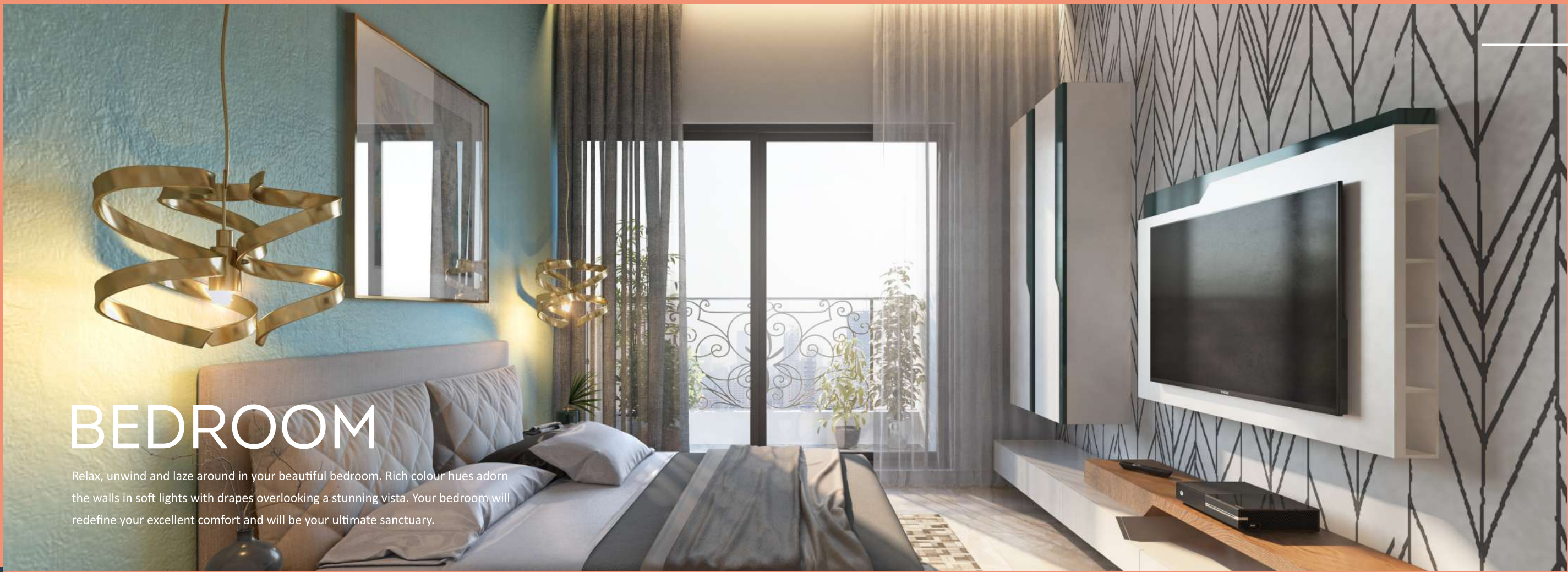
GRAND ENTRANCE

As you arrive into the residential premises, walk around green spaces, water bodies and then step into a charming well lit lobby. Minimalistic modern art adorns the walls as you are warmly greeted by reception security before you head towards the elevators.

ONE-OF-A-KIND THREE TIER SECURITY SYSTEM

- Security, maintenance and safeguarding people and property is Empire Homes' topmost priority.
- The residential township offers one-of-a-kind, three-tier security system that ensures maximum safety for you and your family.
- Tier 1: It is the first level of security wherein the visitor is supposed to make digital entry at the security cabin while entering the residential premises.
- Tier 2: In the second level of security, the owner is intimated through an app about the visitor's identification which once approved by the owner, the access is granted.
- Tier 3: The third level security system ensures limited entry to the visitor which furthermore restricts the visitor's entry to unauthorized security zones





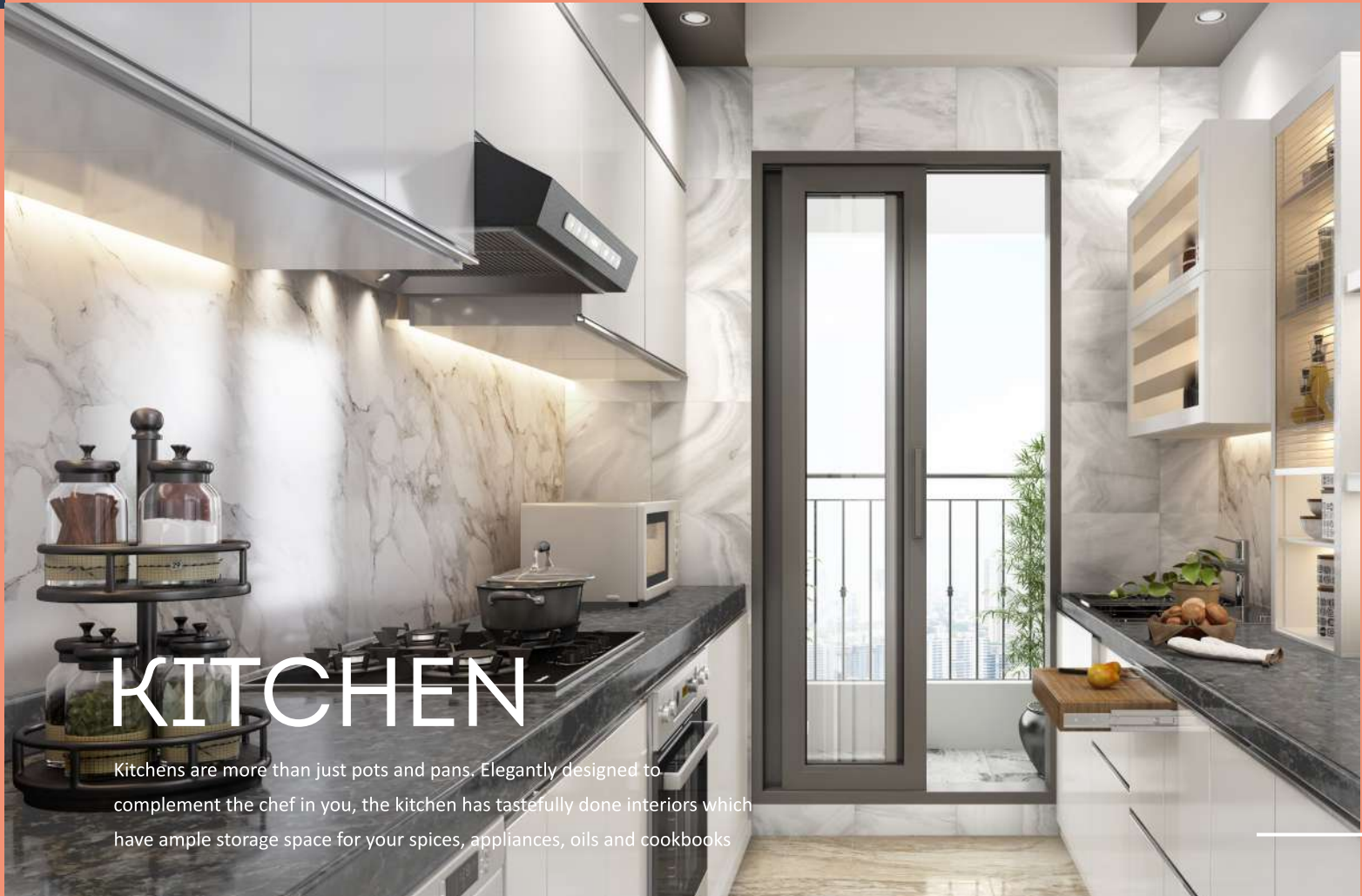
BEDROOM

Relax, unwind and laze around in your beautiful bedroom. Rich colour hues adorn the walls in soft lights with drapes overlooking a stunning vista. Your bedroom will redefine your excellent comfort and will be your ultimate sanctuary.



BATHROOM

Adorned with state-of-the-art branded fittings and gorgeous ceramic tiles. Get ready to pamper yourself in one of the most elegant space of your house. Your very own secluded haven will remind you of a spa!



KITCHEN

Kitchens are more than just pots and pans. Elegantly designed to complement the chef in you, the kitchen has tastefully done interiors which have ample storage space for your spices, appliances, oils and cookbooks



LIVING ROOM

We have crafted a gorgeous living room oozing of warmth and beauty. The heart of your home is spacious with picturesque views of lush greenery. Comfortable and inviting your living room is designed to leave you spell bound the second you enter your dream home.



TENNIS COURT



EXCLUSIVE PLAY AREA



FOOTBALL GROUND



OPEN GYMNASIUM



LANDSCAPE GARDEN REFERENCE IMAGE



SKATING RINK



CYCLE TRACK



JOGGING TRACK



ROOFTOP AMENITIES

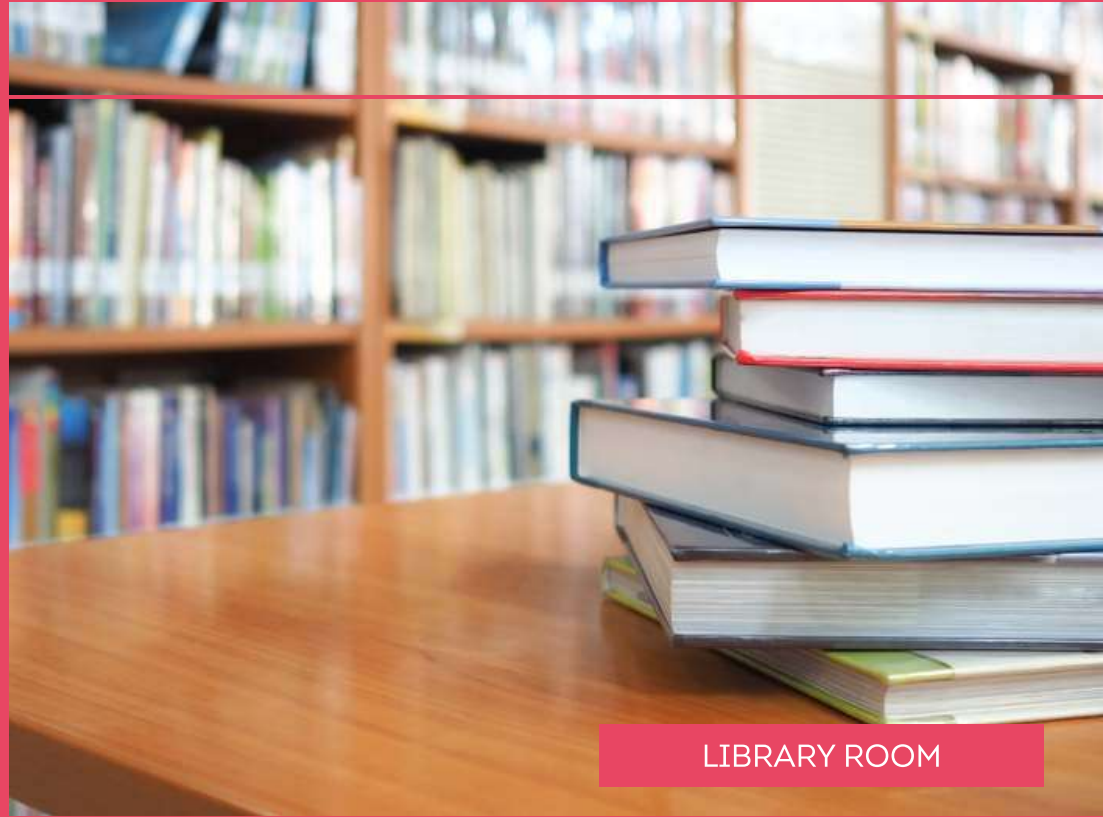
Residents will be able to enjoy a plethora of exclusive ground as well as rooftop amenities such as Clubhouse with Infinity swimming pool, Indoor games room, gymnasium, yoga & meditation zone, media lounge, library, business center, Sit-out area, Jogging Path and many more...



INFINITY
SWIMMING POOL



YOGA/MEDITATION ZONE



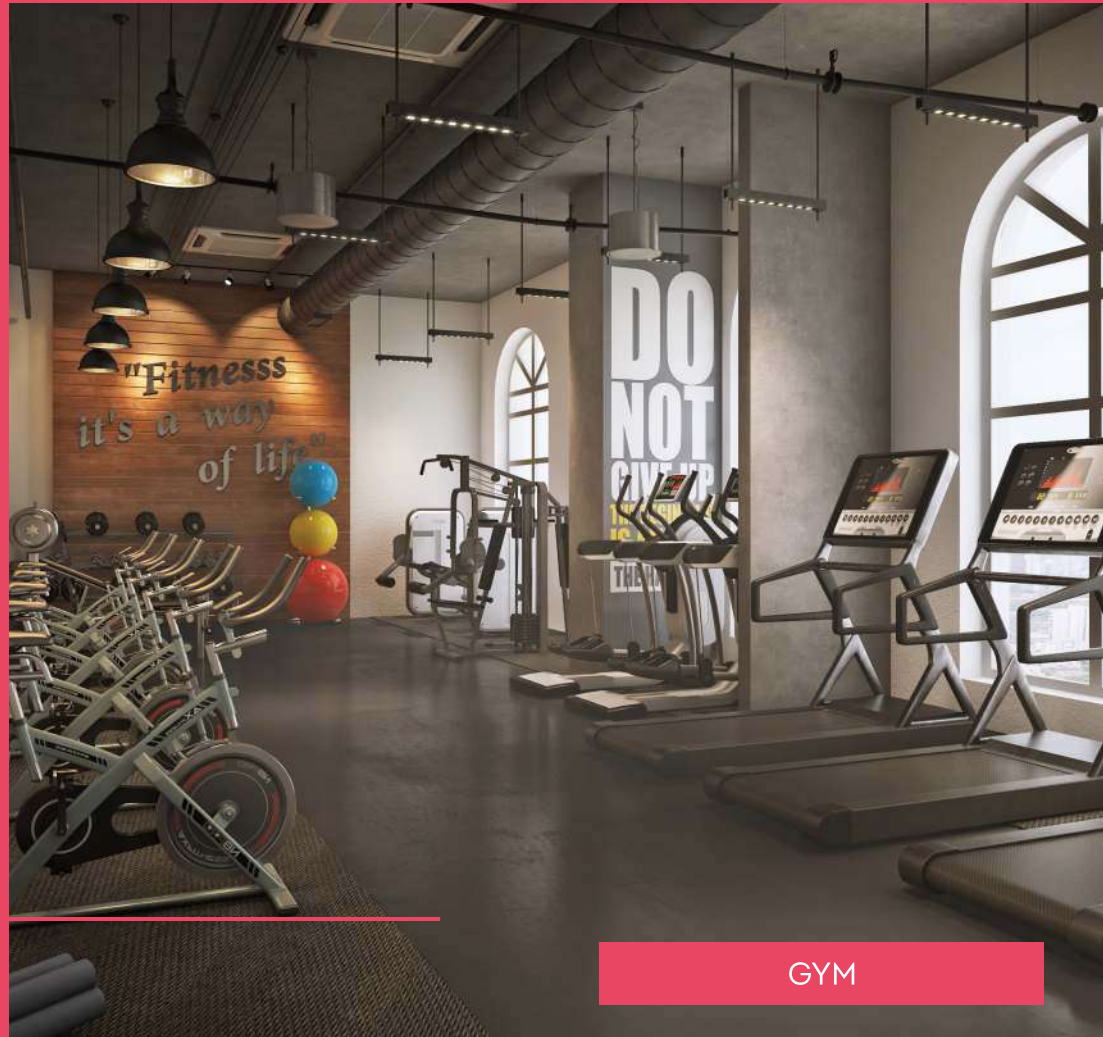
LIBRARY ROOM



CLUB HOUSE



INDOOR GAMES ROOM



GYM



BUSINESS ZONE



MEDIA LOUNGE

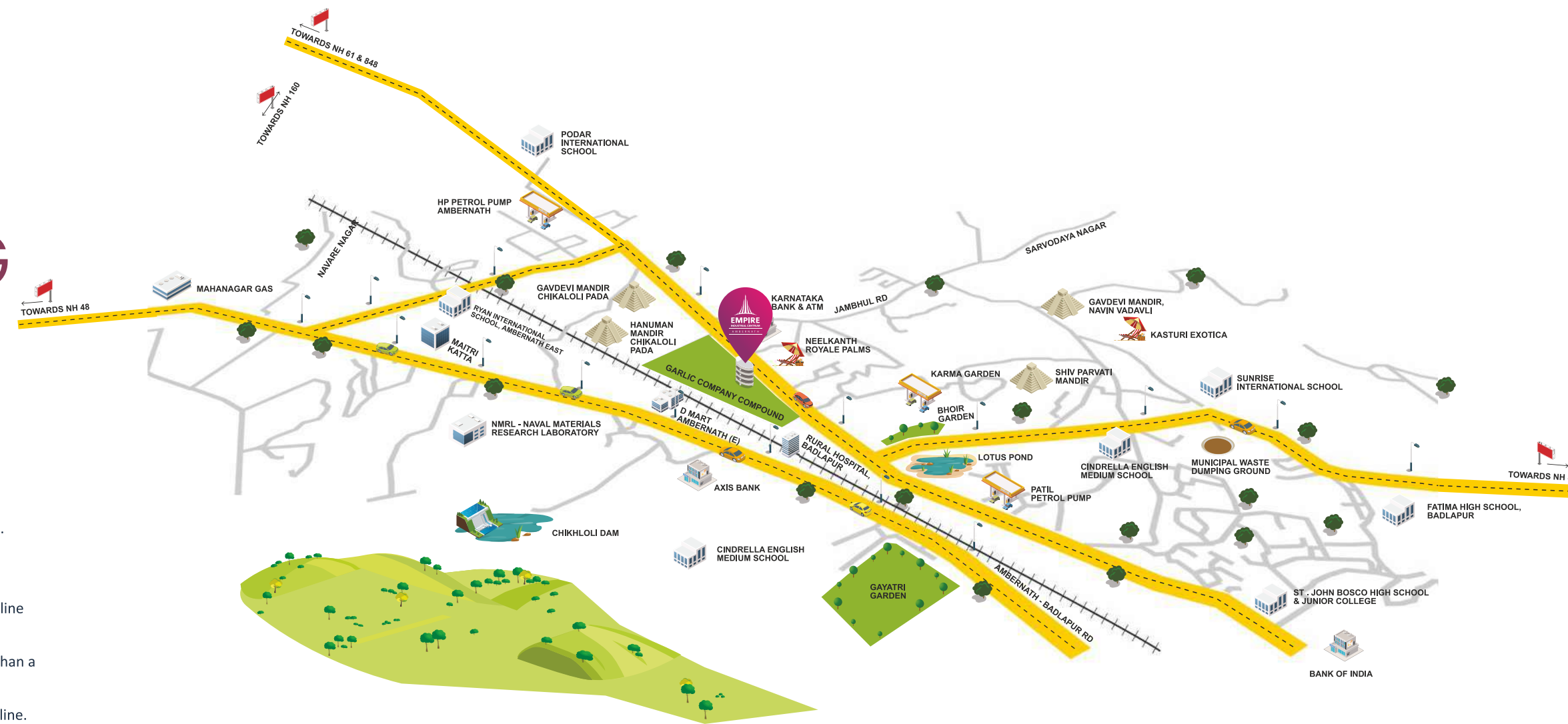
TERRACE FLOOR PLANS



ROOFTOP AMENITIES

AMBERNATH: A STELLAR LOCALE CONNECTING YOU CLOSER TO YOUR LOVED ONES

- Hassle-free connectivity with Badlapur, an important rail junction in MMR.
- Other important areas of MMR like Dombivli, Bhiwandi, Ulhasnagar, Navi Mumbai, and Kalyan are also easily reachable.
- Road junctions that pass through Ambernath include SH-76, NH-222, Pipeline Road, and Kalyan-Badlapur Road.
- It is connected to Pune via the Bengaluru-Mumbai Highway which is less than a 3-hour drive.
- The locality is bisected into east and west sections by the Central Railway line. Starting from Chhatrapati Shivaji Maharaj Terminus (CSMT) via Thane, Kalyan and ends at Khopoli.



EDUCATION INSTITUTES

- Opp. To SICES Jr. College
- Guardian Dental College – **1 km**
- G. R. Patil College – **1 km**
- Ryan International School – **1 km**
- Fatima High School – **1 km**
- St. John Bosco High School & Jr. College – **1 km**
- Carmel Convent School – **1.5 km**
- Infant Jesus International School – **2 km**

OTHER CONVENIENCES

- Supermarket & Malls – **2 km**
- Hospitals – **3 km**
- Minutes away from Banks & ATMs
- Rail Connectivity
- (Upcoming) Chikhloli Railway station - **200m**

TOWNSHIP HIGHLIGHTS

- A multifaceted future-ready township
- The township boasts of numerous highlights catering to every need of residents.
- Artistic Elevation | Spacious Apartments | World-class Amenities | Safe & Secure Surroundings | Pollution-free Environment | No Traffic Congestion | Serene Surroundings | Easy Connectivity | Separate Entry & Exit Gates | Ample Open Spaces | Strategic Location
- Ultra-modern homes surrounded by generous greenery
 - One-of-a-kind 24x7 three-tier security system
 - 24X7 Water Supply
 - 24X7 Electric Supply
 - Boasts of excellent connectivity and state-of-the-art amenities
 - Offers an attractive confluence of culture, sports, entertainment and education
 - Located at a walkable distance from the upcoming Chikhloli railway station
 - Ideally located near to some of the best schools, colleges, hospitals, malls and entertainment options
 - Facility for abundant water capacity
 - Tertiary water treatment plant
 - Sewage treatment plant

WHY AMBERNATH?

PROXIMITY TO MUMBAI

The seamless connectivity to Dombivli, Ulhasnagar and Kalyan through State Highways as well as Central Line has made Ambernath an emerging investment destination.

GOOD ACCESSIBILITY

The proximity of Ambernath to Jawaharlal Nehru Port Trust and proposed Navi Mumbai International Airport has made it a prime investment hotspot.

AFFORDABILITY FACTOR

The average property value is about Rs 4,200 per sq. ft. which is comparatively less as compared to other industrial spaces in Mumbai.

SURROUNDING FACILITIES

Ambernath brims with a plethora of educational institutions like Sister Nivedita English School, Adarsha Navbharat Primary School and Institute of Training in Mobile Technology and many others.

The area is also home to numerous well-known healthcare centres such as Bhise Hospital, Aditya Nursing Home, Ambika Medical Center and Shree Dattatraya Hospital. With the availability of various conveniences like restaurants, hotels, hospitals, colleges, spa and salon centres etc. in and around the same vicinity Ambernath offers promising lifestyle advantage to the millenials

SPECIFICATIONS

WALL FINISHING

External: Cement Paint
External & Lift Lobby: Plastic Emulsion + Vitrified Tile
Internal & Staircase: Plastic Emulsion + Kota Tile
Kitchen Counter: Granite Platform
Fittings: Stainless Steel Sink
Ceramic Glazes Dado
Plumbing & Electrical point

POWER BACK-UP

DG Back-Up Lift and
Staircase Lobby

WINDOWS

Aluminium Sliding Windows

ELECTRIC

Concealed Wiring
Modular Switches

STRUCTURE

Earthquake Resistant

FLOORING

Vitrified Tiles
Staircase: Kota Tiles

PLUMBING

Concealed UPVC Pipes
CP Fittings Standard

WASHROOM

Anti-skid Ceramic Tiles
Glazed Ceramic Tile Dado
Electrical & Plumbing Provision
Fittings
Hand Faucet
Wash Basin Extruded Frames
Windows Sliding Windows

DOORS & WINDOWS

Flush Doors
Anodized Coated Aluminium
Extruded Frames, Windows &

