



AN ILLUSTRIOUS LIVING!



Proposed Elevation

# LINK YOUR LIVING TO THE ELYSIAN WAY OF LIFE!

Presenting Aayush Ayaansh -  
An epitome of ultimate sophistication and unwavering  
excellence, offering the best opportunities with 1, 2, & 3  
BHK Residences.

## HALLMARKS



Stilt +11 Storeys



3 High-Speed  
Elevators



Free-Hold Land



Fully Automated Concealed  
Parking Tower



Rooftop Amenities



Vaastu Compatible  
Plans



Open Deck for 2 & 3 BHK



Proposed Elevation



**EASTERN EXPRESS HIGHWAY**

**SCLR**

**CHEMBUR STATION**

**MONORAIL**

**EASTERN FREEWAY**

**BKC DIVE**

**BKC**

**NEHRU NAGAR**  
नेहरु नगर

**AMRIT NAGAR**  
अमृत नगर

**KJ Somaiya College of Engineering**  
के.जे. सोमैया कॉलेज ऑफ इंजिनियरिंग

**RAJA MILIND CO-OPERATIVE SOCIETY**  
राजा मिलिंद का-ऑपरेटिव्ह सोसायटी

**SINDHI SOCIETY**  
सिंधी सोसायटी

**McDonald's**  
मॅकडोनाल्ड्स

**PVG Vidya Bhawan School**  
विद्या भवन हायस्कूल

**L&T Realty 77 Crossroads**

**IndianOil**  
इंडियन ऑइल

**NG Acharya & DK Marathe College of...**  
एन.जी. आचार्य & डी.के. मराठे...

**SONA LA...**

**Shah & Anchor Kut Engineering Colleg**

**Tata Institute of Social Sciences**  
टाटा सामाजिक विज्ञान संस्था

**Cubic Mall - Chembur**  
क्यूबिक व्यावसायिक केंद्र - चेंबूर

**VASANT VIHAR COMPLEX**  
वसंत विहार

**Jhama Sweets**

**Fertiliser Township**  
फर्टिलाइजर टाऊनशिप

**The Bombay Presidency Golf Club**  
द बॉम्बे प्रेसिडेन्सी गोल्फ क्लब

**Swami Vivekanand Junior College**  
स्वामी विवेकानंद...

**Mahanagar Gas CNG Station**  
महानगर गॅस सीएनजी पंप

**Godrej Coliseum Mumbai**  
गोदरेज कोलिझियम, मुंबई

**ORCHIDS The International School...**

**MCA Bandra Club**  
एम.सी.ए. चौधरी क्लब

**Modi Hyundai Service Center Chunabhatti**  
मोदी ह्यूंडई सर्विस सेंटर चुनाभट्टी

**NAIK NAGAR**  
नाईक नगर

**Chunabhatti**  
चुनाभट्टी

**Shiv Fort**

**Overhead Water Tank**

**Overhead Water Tank**

**Overhead Water Tank**

**Overhead Water Tank**

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**Overhead Water Tank**

# LINK YOUR LIVING TO THE VIBRANT ESSENCE OF CHEMBUR

We believe - A well-situated home is a well-suited home. Placed right in the heart of Chembur, the epicenter of connectivity, we have curated a well-situated choice with seamless connectivity and limitless possibilities. From Fort to BKC and from Navi Mumbai to the Western Suburbs, we promise easy access to every corner of Mumbai.



5 mins  
from SCLR



5 mins from Eastern  
Express Highway



5 mins from  
Eastern Freeway



5 mins from  
Monorail Station



5 mins from  
BKC connector



5 mins walk from  
Chembur Station



Artist's Impression

Yoga Deck

A CLASSIC PLACE FOR YOU TO  
ACHIEVE INTEGRAL PEACE!





Artist's Impression

Bird's Eye View

FIND INNER PEACE AMIDST  
LUSH SERENITY!





Artist's Impression

Zen Garden

ELEVATED LIVING FOR  
EVERY SOUL!



Artist's Impression

Kid's Play Area

A FUN AND SAFE PLACE FOR  
KIDS TO LET LOOSE!



Living Room

Artists Impression

# A SPACIOUS LIVING ROOM DESIGNED FOR YOU TO LIVE YOUR DREAMS!

- Designer Laminated Doors with Decorative Hardware
- Gypsum Finished Internal Walls with Acrylic Emulsion Paint
- Vitrified Tiles Flooring in the Entire Flat
- 10 n Half Tile to Ceiling Height



Artists Impression

Bedroom

## YOUR PERSONAL SPACE TO ENJOY SOLACE!

- Air-Conditioner in each Bedroom
- Anodized Aluminium/ UPVC Windows



Artists Impression

Kitchen

## MODERN LIVING WITH MODULAR KITCHEN!

- Fully Modular Kitchen with Granite Platform
- Exhaust Fan
- Scratch Resistant Stainless Steel Sink
- Provisions for Washing Machine



Artists Impression

Bathroom

## THE ULTIMATE RELAXATION STATION!

- Premium Sanitary Ware & Tap Fittings
- Anti - Skid Tile Flooring
- Instant Water Heaters
- Designer Vitrified Wall Tiles
- Naturally Ventilated Bathroom with an Exhaust Fan



Artist's Impression

Grand Entrance Lobby

ENTER THE WORLD OF EXPANSIVE LIVING,  
THROUGH THE MAGNIFICENT LOBBY!



Representative Image

Fully Automated Concealed Parking Tower

EFFORTLESS PARKING, UNLOCKING  
THE GATEWAY TO CONVENIENCE!







Representative Image

High-Speed Elevators

WHEN 3 BHK COMES WITH EXCLUSIVITY,  
YOU GET A SPECIAL ELEVATED EXPERIENCE!



Artists Impression

Open Deck

EMBRACE A REFRESHING FUTURE WITH  
AN OPEN DECK IN EVERY 2 & 3 BHK!



Representative Image

EV Charging Station

POWERING YOUR DRIVE TO  
A GREENER FUTURE!





CCTV Surveillance

THE CCTV SURVEILLANCE ASSURES  
YOUR SAFETY & SECURITY!

Representative Image



Biometric Door Locks

SMART HOMES,  
SMARTER LIVING TECHNOLOGY

Representative Image



Representative Image

Voice Automation

EFFORTLESS LIVING,  
WHERE YOUR VOICE LEADS THE WAY!



# LINK YOUR LIVING TO EVERYTHING AROUND!



## STATIONS, MONORAIL & HIGHWAY

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Chembur Station	3 mins
Eastern Express Highway	5 mins
Chembur Monorail	8 mins
Tilak Nagar	10 mins



## EDUCATIONAL INSTITUTION

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N. G. Acharya & D. K. Marathe College of Arts, Science & Commerce	3 mins
JBCN International School, Chembur	7 mins
K. J. Somaiya College Of Arts And Commerce	10 mins



## RECLAMATION

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Chembur Gymkhana	3 mins
The Bombay Presidency Golf Club	8 mins
The Acres Club	9 mins



## RESTAURANT

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The Royal Orchid	1 min
Grand Central	4 mins
Starbucks	5 mins
Hotel Jewel of Chembur	5 mins



## MANDIR

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Sri Ahobila Mutt	5 mins
Bhagwan Shri Rishabhdevji Shwetambar Jain Derasar	7 mins
Akkalkot Swami Samartha Mandir	8 mins
Thiruchembur Murugan Temple	10 mins



Eastern Express Highway

N.G. Acharya Marg

Chembur Station

Chembur Monorail

Govandi Station

Central Avenue road

11th Rd

12th Rd

13th Rd

14th Rd

16th Rd

21st Rd

1st Rd

2nd Rd

9th Rd

Sri Ahobila Mutt

Diamond Garden

Ambedkar Garden

Gandhi Maidan

Chembur Gymkhana

Chembur Station

Hotel Jewel of Chembur

The Royal Orchid

Natural Dairy

Starbucks

Aayush Gulmohar

Aayush Aastha

Aayush Poomima

Zen Multispeciality Hospital

Bhagwan Shri Rishabhdeviji Shwetambar Jain Derasar

Surana Sethia Hospital

The Acres Club

JBCN International School, Chembur

The Bombay Presidency Golf Club

Cubic Mall Chembur

Aayush Group

Aayush Saraswati

Aayush Aarna

N. G. Acharya & D. K. Marathe College

K. J. Somaiya College

Thiruchembur Murugan Temple

Akkalkot Swami Mandir



Aayush Ayaansh



Aayush Ayaansh



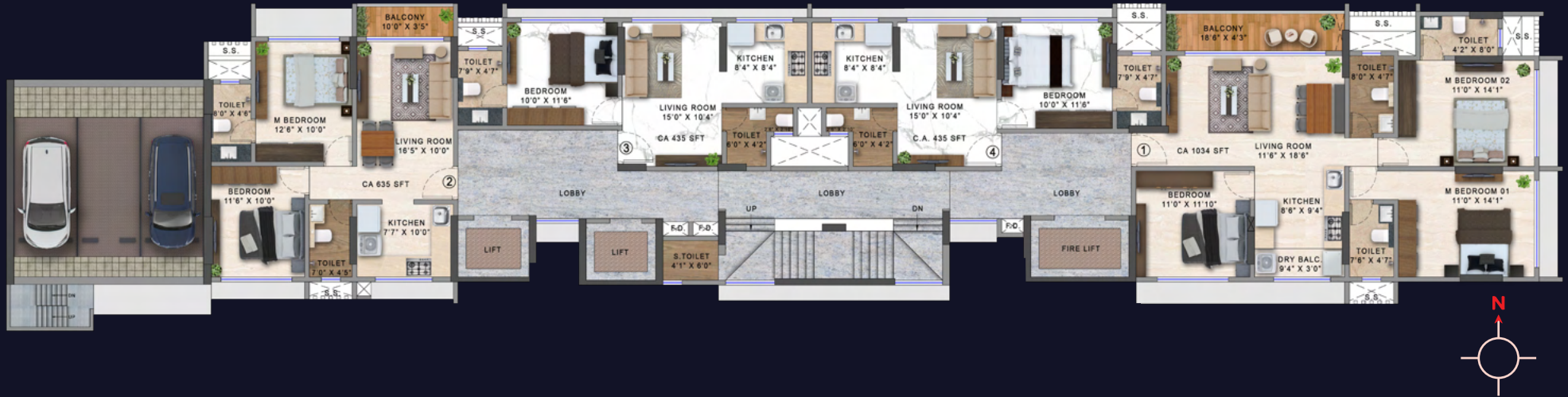
Scan for Location



# GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN



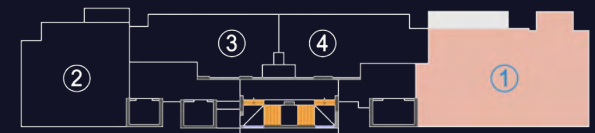
CONFIGURATION	1 BHK
RERA CARPET AREA	435 SQ.FT.
TOTAL CARPET AREA	435 SQ.FT.

CONFIGURATION	2 BHK
RERA CARPET AREA	595 SQ.FT.
DECK	40 SQ.FT.
TOTAL CARPET AREA	635 SQ.FT.

CONFIGURATION	3 BHK
RERA CARPET AREA	949 SQ.FT.
DECK	85 SQ.FT.
TOTAL CARPET AREA	1034 SQ.FT.

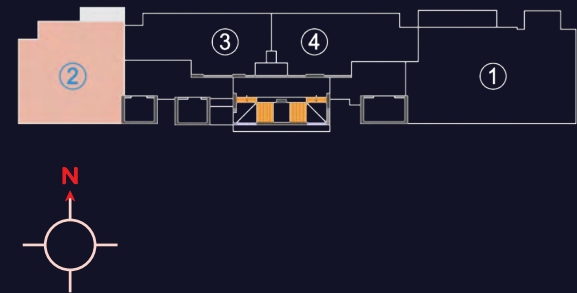


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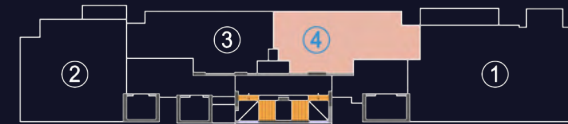


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CONFIGURATION	1 BHK
RERA CARPET AREA	435 SQ.FT.
TOTAL CARPET AREA	435 SQ.FT.



## COMPLETED PROJECTS



Aayush Gulmohar



Aayush Aarna



Aayush Poonima



Aayush Aura



Aayush Aastha



Aayush Saraswati



Aayush Aangan

# LINK YOUR LIVING TO A GLEAMING PRESENCE!

Aayush Group - A prestigious real estate development company based in Mumbai, renowned for its impressive history of achievements and impeccable track record of delivering successful projects on schedule and in alignment with agreed commitments, thus establishing substantial market repute.

Aayush Group believes that residential spaces should enhance people's lives, and it consistently strives for transparency, honesty, and fairness in all our dealings. Our ultimate aim is to surpass expectations and set new benchmarks of excellence in the real estate industry.



Scan the QR code to know more

## CONTACT US

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