



Ocean Star

by **SURAJ**

**Partners & Associates:** **Design Architect:** M/s Sanjay Puri Architects | **Liasoning Architect:** Archvision Architects | **Structural Consultant:** Dr. Kelkar Designs Pvt. Ltd.  
**MEP Consultant:** Electro-Mech Consultants Pvt. Ltd. | **Construction Partner:** Arabian Construction Company | **Solicitors:** M/s Little & Co.



**Suraj Estate Developers Pvt. Ltd.**

**Corporate Office:** Aman Chambers, 3<sup>rd</sup> Floor, Century Bazaar, Prabhadevi, Mumbai, Maharashtra 400025  
**Site Address:** 27, Kashinath Dhuru Marg, Prabhadevi, Mumbai, Maharashtra 400025

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MahaRERA No. **P51900007257** and is available on the website <https://maharera.mahaonline.gov.in>

**SURAJ**

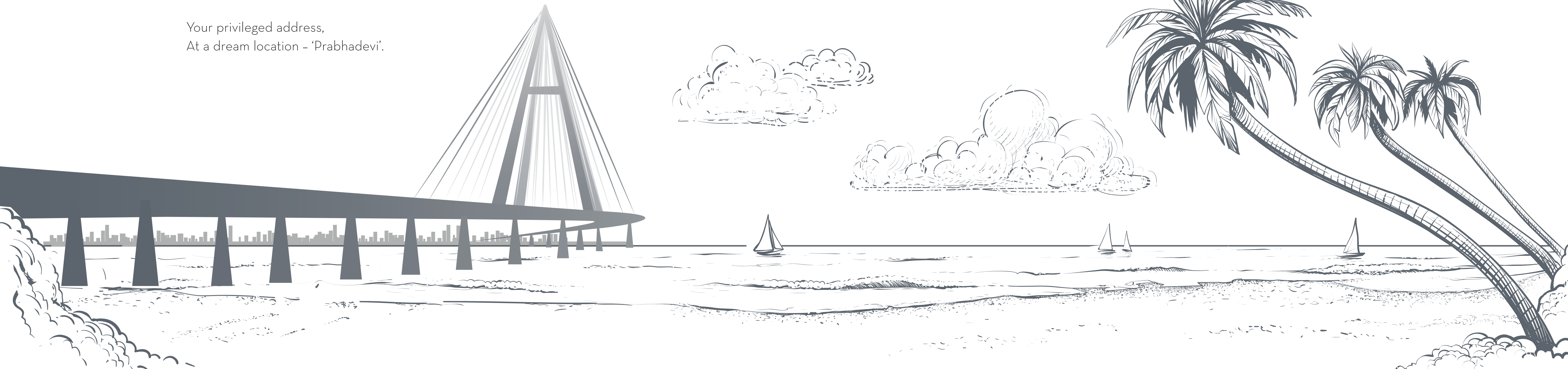
**Disclaimer:** The information in this folder is indicative of the kind of development that is proposed. Subject to the approval of the authorities or in the interest of counting improvement, the developers reserve the rights to change the layouts, plans, specifications or features without prior notice or obligations. The amenities shown inside the brochure are purely indicative. Only content in text presents the actual amenities. Images shown in this ad are for representation purpose only.

# BLISS BY THE BAY

Across the ocean  
Away from the crowd  
Yet, amongst the everyday world!

Experience an aura of freshness and tranquillity;  
In your private abode by the sea...

Your privileged address,  
At a dream location - 'Prabhadevi'.



LIVE SEAGNIFICANT



Presenting



**Ocean Star**  
by **SURAJ**

MAHA RERA NUMBER - P51900007257

RHYTHM OF THE SEA  
REALM OF PRIVACY





SURAJ

Ocean Star, a standalone tower at Prabhadevi, is one-of-its-kind. Nestled in a quiet corner of Prabhadevi, Ocean Star offers its residents with a vibrant lifestyle steeped in utter serenity. Each apartment offers endless views of the Arabian Sea and Worli Sea-Link. Our luxury homes, provide you with an extravagant lifestyle at extraordinarily low maintenance costs.

Lavished with a whopping carpet area of 1153 sq. ft. extensive floor-to-ceiling height and well-appointed fittings and fixtures, every 3 BHK apartment is thoughtfully designed to offer you utmost comfort and a sense of magnificence, while securing your need to live in a private and gated address. All apartments at Ocean Star are purely Vastu Compliant, creating a blissful aura of warmth and positivity.

Presenting



Ocean Star  
by SURAJ

MAHA RERA NUMBER - P51900007257



BLESSED BY LORD GANESHA;  
ENRICHED BY MOTHER NATURE.

With Siddhivinayak Temple on the South and the Arabian Sea on the West, Ocean Star accords a life steeped in blissful divinity. Its strategic location offers seamless connectivity to all parts of Mumbai via road and rail.



CLOSE TO EVERYTHING;  
CONNECTED TO EVERYWHERE!

Although Ocean Star is situated at a secluded and hushed locale of Prabhadevi, it boasts of the features of a vibrant neighbourhood. The tower encompasses a sacred aura with presence of Temples, Churches and a Derasar in close proximity; ensuring that you are never far from your spiritual destinations abodes. The vicinage provides ultimate convenience for the residents with essentials including schools, colleges, hospitals, shopping centres and local markets. Prabhadevi is also home to iconic food and beverage outlets, fine dining restaurants, sports facilities, clubs, malls and entertainment hubs.



SEA TO STARE;  
WIND IN YOUR HAIR!

Apartment at Ocean Star provides its residents with spacious decks overlooking the sea. They also usher in abundant natural sunlight and breeze to every nook and corner of your room. Enjoy the openness and bask in the freshness of the coast, day in and day out.

Own not just a private home,  
but your very own view.

\* T & C Apply



Artist impression.



TALL. WIDE. ELEGANT. SPACIOUS.  
AND 'LIFE' IN EVERY ROOM.

You'll be happy to know that your home at Ocean Star is lavished with extensive space. Around 11.8 ft Floor to ceiling height adds to the feeling of ultimate spaciousness.

Add to it, luxurious Italian Marble Flooring and edge-to-edge French Windows that open to your private deck.

Experience the attention to detail.



\* T & C Apply

Image Used only for representation purpose.

YOUR DREAM PLACE,  
ROYALLY LAVISHED WITH SPACE!

The bedroom of your majesty will redefine a luxurious life,  
that is going to embrace you.

Sweet dreams best enjoyed with  
sounds of soothing waves.



SPACE FOR THE FAMILY;  
ROOM FOR CELEBRATIONS.

Your home at Ocean Star is the perfect place to celebrate life's many moments. From your Mornings Coffee by the sea to a Candle-lit Evening Dinner, looking across the majestic horizons, your private deck is the city's best table for two. Of course, your spacious home has all the room to entertain family, friends and special guests.

Engage... Escape... Entertain...  
All at a place called HOME!





## LIFE'S BEST ANTIDOTE. VITAMIN SEA.

Studies prove that people who live by the sea shore and get continuing view of the sea enjoy wellness and superior quality of life with lesser stress. Just sitting and looking at the sea, breathing the pure air and soaking in the calming sounds of the waves can do wonders to freshen you up every morning or soothe a tired body every evening.

The view of the sea.  
The health of your life.



HOW ABOUT OWNING  
THIS SIGHT FOREVER?



HERE ONE COUNTS MOMENTS,  
NOT MINUTES.





# TAKING YOUR LIVING EXPERIENCE TO THE NEXT LEVEL

Your home at Ocean Star combines best-in-class facilities with futuristic technology to make your way of living supremely easy and convenient.

# INTERNAL AMENITIES

- Italian Marble flooring in the living room, passages and master bedroom
- Vitrified tiles for kitchen, children's room, guest bedroom and all bathrooms
- CP fittings of Grohe or equivalent
- Sanitary fittings of TOTO / Duravit / Kohler or equivalent
- Premium quality Granite Kitchen Platform fitted with SS type Franke sink of equivalent make
- Teak wood frame doors with both sides veneer and melamine finish
- Windows - Premium aluminium windows with anodized / power coated finish and black granite / marble sills
- Videophone facility interconnecting all flats & 24x7 security
- Firefighting system
- Security Cabin



## Windows

In every apartment, we have fitted premium high quality aluminium windows offering you an unmatched experience. These windows are well designed, comfortable, energy efficient and highly secure.



## Mitsubishi High Speed Lifts

All our machines are permanent magnet gearless machines with dual disk brakes, equipped with the latest in vertical transport technology including energy-saving regenerative drives and destination controls. Our intelligent door systems detect the actual door load conditions at each floor and automatically adjust the door speed and torque for superior efficiency and intuitive operation.



## STP Sewage Treatment Plant

At Ocean Star, a proper Sewage Treatment Plant will be utilized to reuse the water for flushing, car washing and other reusable purposes.



## Electrical Bus Duct System

On each floor, we have adopted a state-of-the-art electric power supply through Bus Duct and Smart Meters for better fire safety.



## Rainwater Harvesting

We, at Ocean Star, have implemented the rainwater harvesting system so that our residents can save more natural water for future use, thereby improving the water sustainability.



## GEBERIT SINGLE STACK DRAINAGE SYSTEM FOR OCEAN STAR

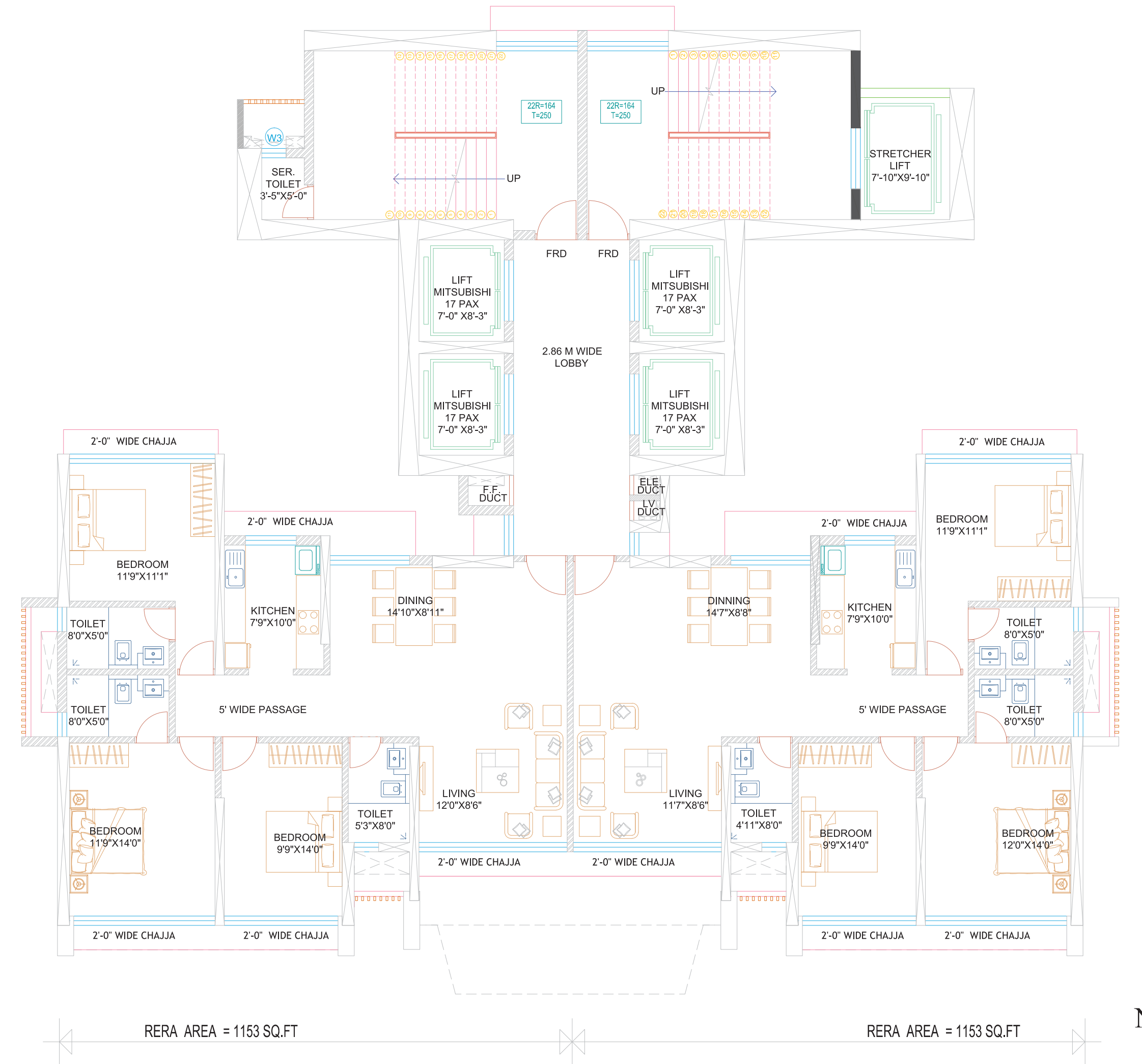
Geberit Drainage can be designed for any complex structures and is very efficient as they can withstand shocks and are resistant to temperature and chemicals. Geberit uses latest welding technique to ensure pipes are 100% leak proof and hassle free to maintain. With Geberit's new SuperTube system smaller pipe dia can be used and horizontal pipelines can be laid up to 6m, as a result Geberit SuperTube helps to gain more floor space.

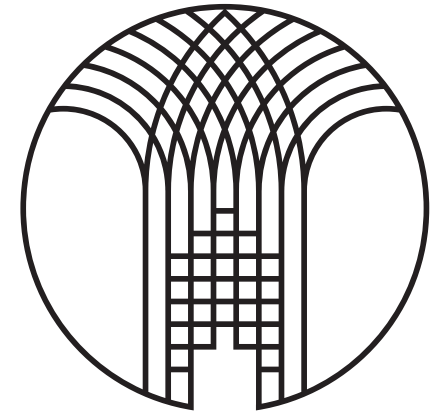


The background features a dark teal color with several overlapping, wavy, organic shapes in a slightly lighter shade. A grid of small, light-colored dots is scattered across the image, with higher concentrations in the wavy areas.

FLOOR PLAN

# TYPICAL FLOOR PLAN





SURAJ

ONE NAME  
YOU CAN  
BE SURE OF.

- Over 30+ years of understanding in creation, design and construction
- Deeply rooted in Dadar-Mahim-Prabhadevi locale
- Over 36 projects delivered across residential and commercial segments
- Over 10 lakhs sq. ft of space, meticulously executed in prime locales

**7 ONGOING LUXURY RESIDENTIAL PROJECTS**



**THE PALETTE**  
Dadar West, Mumbai



**MANGIRISH**  
Prabhadevi, Mumbai



**TRANQUIL BAY**  
Prabhadevi, Mumbai



**LOUISANDRA**  
Dadar, Mumbai



**NIRVANA**  
Parel, Mumbai



**LUMIERE**  
Gokhale Road, Dadar



**ST. ANTHONY'S**  
Mahim, Mumbai

SURAJ. BE ASSURED.

VISION: To be the iconic real estate construction brand by staying at the forefront of design excellence, quality development and timely delivery.

# CONSTRUCTION PARTNERS



Established in 1992, Sanjay Puri Architects (SPA) is a multiple award winning and globally renowned architectural firm with Projects in India, Mauritius, Montenegro, UAE and Spain. Evolving innovative design solutions that are contextual and sustainable and creating spaces that are exhilarating to experience while being functional from the essence of the firm's design philosophy. SPA has won over 27 international awards for their contribution to the world of architecture and design.

“ Ocean Star is strategically located near the Prabhadevi beach and the contextual design of the project elevates the residential floors around 100' feet above the ground as there will be multilevel car parking below. Hence, the spacious cross ventilated apartments completely oriented towards the uninterrupted direct view of the sea. Each apartment is meticulously planned to create minimal circulation and thereby maximum functional spaces within. Ocean Star will have a unique living experience for each of its fortunate residents.

- Sanjay Puri  
Principal Architect, Sanjay Puri Architects



## LANDMARK CONSTRUCTIONS

Founded in Lebanon in 1967, Arabian Construction Company (ACC) has grown to become one of the Middle East & leading construction contractors. The company specialise in complex and prestigious construction and infrastructure projects.

“ We, ACC India are proud to construct Ocean Star Project for Suraj. It is a premier high-end project of Mumbai and is quite technically challenging to construct. I am simply amazed to see Mr. Thomas Rajan and Rahul Thomas's approach to deliver quality homes to their premium buyers with a sharp eye for details. It is indeed a pleasure to work with such people and deliver incredible results as a team.

- Anirudh Ray  
MD, Arabian Construction Company.



### World One, Mumbai

Building the 442 Metre high World One Residential Development which will be tallest building in India and the World's Second Tallest residential complex upon Completion.



### Abu Dhabi World Trade Centre, Abu Dhabi

Building the Abu Dhabi World Trade Centre, a fully integrated mixed-use development comprising of office tower, residential tower, mall, souk and Hotel - Courtyard by Marriot.



### The Spira, Supertech, Noida

The Spira, part of the luxury Supernova Development in Noida, will be the tallest tower in Northern India, standing at 300 meter (80 floors).

THIS PROJECT IS FUNDED BY

**TATA CAPITAL HOUSING FINANCE LIMITED**

Home loans are brought to you by Tata Capital Housing Finance Limited and are at their sole discretion. Terms and conditions apply.

ALSO APPROVED BY LEADING BANKS AND FINANCIAL INSTITUTIONS



# LOCATION MAP

## LEISURE

- Dadar Beach : 50 Meters
- Barista Lavazza : 400 Meters
- Chhatrapati Shivaji Park : 1.90 Km

## HOSPITALS

- Shreedhar Hospital : 600 Meters
- Navneet Jain Health Centre : 1.20 Km
- P.D. Hinduja Hospital : 2.60 Km

## SCHOOLS & COLLEGES

- Kirti College : 100 Meters
- ABA College of Law : 800 Meters
- Institute of management Catering : 1.00 Km
- D.Y. Patil International School : 2.60 Km

## BANKS

- ICICI Bank : 1.20 Kms
- State Bank of India : 1.00 Km
- Bank of India : 1.00 Km

## PLACE OF WORSHIPS

- Siddhivinayak Temple : 450 Meters
- Portuguese Church : 450 Meters
- Jain Temple : 1.80 Kms
- Swaminarayan Mandir : 2.10 Km

Disclaimer: We have taken utmost care while measuring the distance to the nearest. However the same may vary with actual measurement.

