

PASSCODE
**MIRACLE
BAY**



RISING SUN IMPEX PVT. LTD. (A PRESCON GROUP CO.)

Corporate address:
201, Prestige Precinct, Almeida Road, Panchpakhadi, Near Nitin Casting,
Thane West - 400 601

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Co-Developer



In the heart of Mumbai, next to the sea,

up in the sky

Who wouldn't want a home high up in the sky, facing the sea?
Who wouldn't like an empowering view, within the dazzling Maximum City?
It is the city of dreams after all. Many have dreamt of it, few now have
the opportunity to live in it. This is your piece of the sky. Welcome home.



Discover the world of

Sky Living

Become one with the sky – our first floor begins on the twelfth floor ensuring uninterrupted views of the sea and the Mumbai skyline. An elevated view coupled with a plethora of outdoor and indoor amenities will make you experience true Sky Living. It's a concept found mostly in international waterfront cities, where it's known to make your vibrant city-life even more enthralling. The experiential approach to planning makes the best of not just the beautiful location, but also your lush apartment and your world lifestyle. When it comes to quality of life, only the sky is the limit!





Introducing

Manhattan-Style Sky-condos

Become a true world citizen when you move into your new home. Because from across the world, where the skies meet the sea, we've brought you Sky-Condominiums. Towering over the city, these homes are so well-crafted that they take advantage of every inch of its space. These curated homes bring you such a unique and international way of life that this might as well be Manhattan.



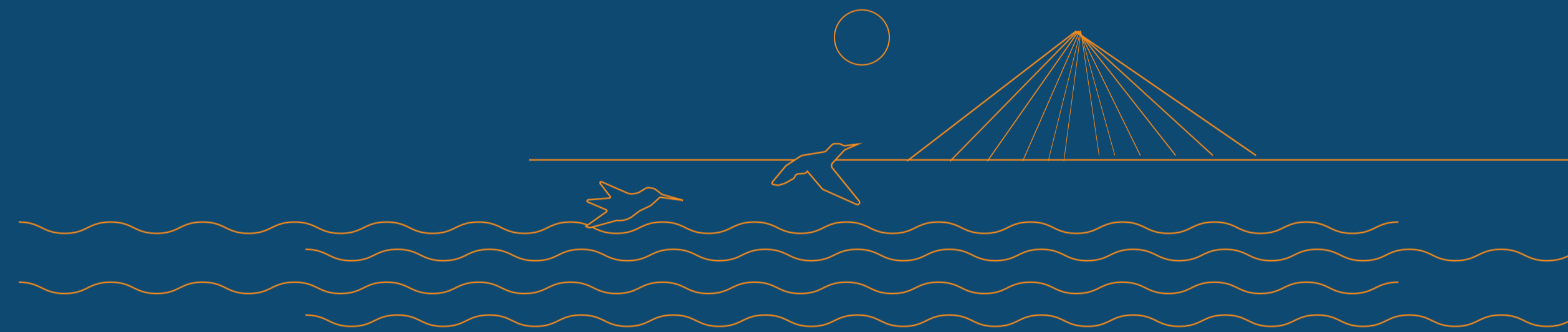
Breathtaking
locations deserve

hashtag-worthy homes

Our project 'Miracle Bay' is true to its location: Mahim Bay. The marvel of the bay is quietly highlighted by the majestic Bandra Worli Sea-link. Overlooking it, is our 45-storey mammoth structure that will dominate the Mumbai skyline, while its gorgeous lit façade will only flatter it.

As you would know,

the view



is always better from the top

Vistas - *West*



Vistas - *South*



Vistas - *North*



Vistas - *East*



Quick commute
is nothing less than
a miracle
in Mumbai.



HOP TO WORK

BKC: 4.2 km and 11 mins | Lower Parel: 5.4 km and 16 mins



SKIP TO SCHOOL

Bombay Scottish School: 4 mins



JUMP TO PLAY

Shivaji Park: 4 mins



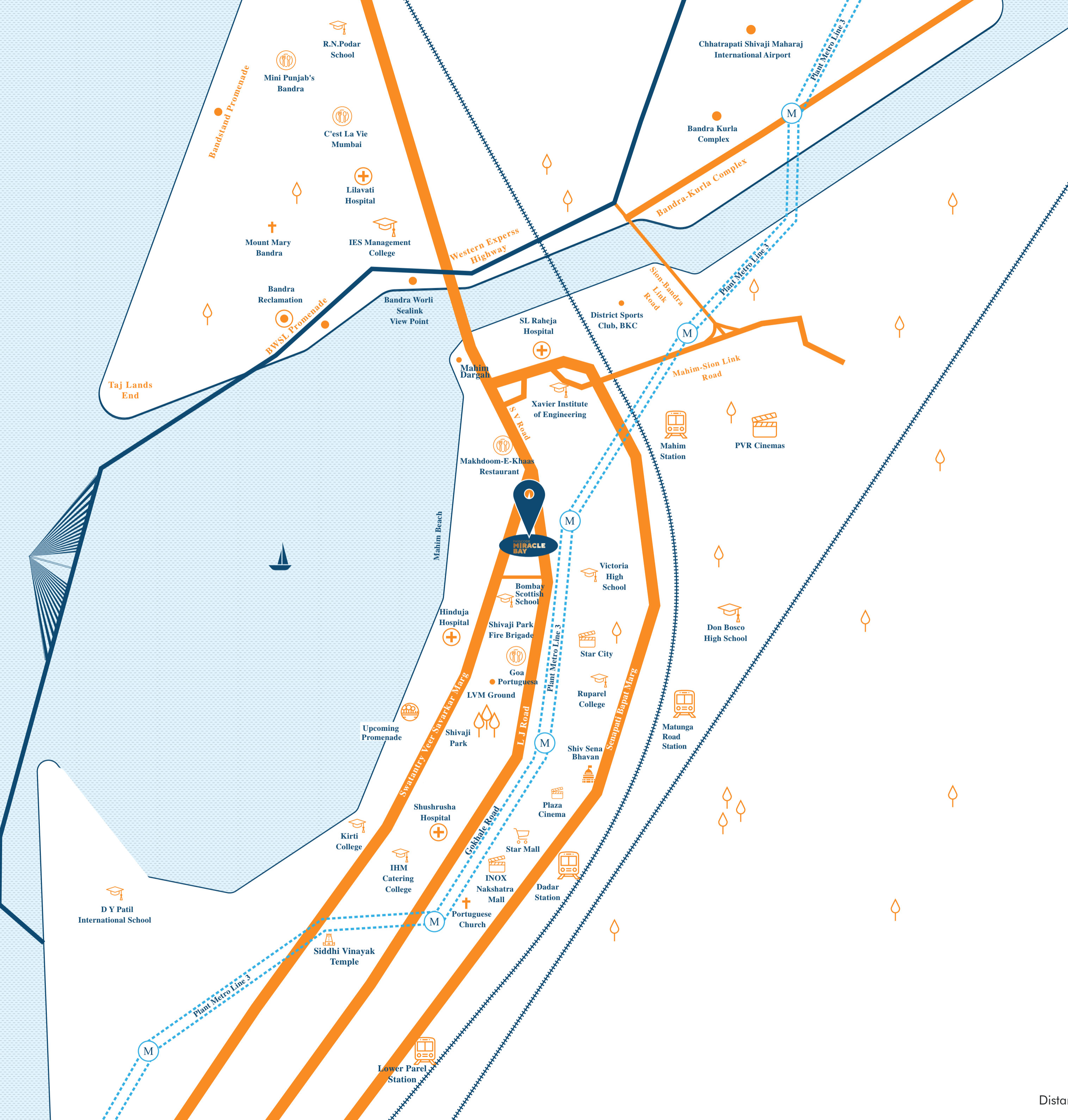
EASY CONNECT TO

Metro Station: 3 mins | Hinduja Hospital: 4 mins
Western Express Highway: 8 mins
BKC Connector: 19 mins | Upcoming Coastal Road: 23 mins

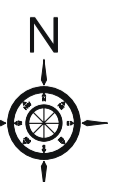


WALK TO

Restaurants | Colleges | Movie Theatres | Shopping Malls



Distance & time as per google maps. All points of attraction are indicative.



NOT TO SCALE

You're not just
 buying a house,
 you're buying
a neighbourhood



COMMUTE - RAIL

Sitladevi Metro Station	650m / 3mins
Mahim Railway Station	1.4km / 5mins
Dadar Railway Station	2.8km / 9mins
Bandra Railway Station	2.8km / 12mins



COMMUTE - ROAD

Sitladevi Temple Road	90m / 1min
Lady Jamshedji Road	650m / 3mins
Tulsi Pipeline Road	800m / 5mins
Matunga Flyover	1.1km / 5mins
Western Express Highway	1.8km / 8mins
Bandra-Worli Sea Link	4.3km / 16mins



AIRPORT

Chhatrapati Shivaji Maharaj International Airport	12.3km / 22mins
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HEALTHCARE

Hinduja Hospital	700m / 4mins
S L Raheja Hospital	2.2km / 9mins
Lilavati Hospital	3.5km / 12mins
Tata Memorial Hospital	4.8km / 19mins
KEM Hospital	4.8km / 20mins



COLLEGE

Ruparel College	1.6km / 8mins
IES Management	3.4km / 15mins
Asian Heart Institute	5.3km / 19mins



SCHOOL

Victoria High School	200m / 2mins
Bombay Scottish School	700m / 4mins
Canossa High School	950m / 5mins
IES Modern High School	2.3km / 8mins



WORSHIP

Sitladevi Temple	300m / 2mins
Jain Temple	500m / 2mins
Mahim Dargah	900m / 6mins
St. Michael's Church	1.2km / 8mins
Our Lady Of Salvation Church	2.2km / 9mins
Siddhivinayak Temple	3km / 9mins
Hanuman Temple	3.3km / 16mins
Mount Mary Church	4.6km / 18mins



ENTERTAINMENT

Inox Nakshatra Mall	2.1km / 8mins
PVR Cinemas	4.5km / 19mins
Palladium Mall	6.0km / 21mins



RECREATION

Mahim Beach	700m / 4mins
Shivaji Park	1km / 4mins
Dadar Chowpatty	2.1km / 7mins
Mahim Nature Park	4.7km / 14mins



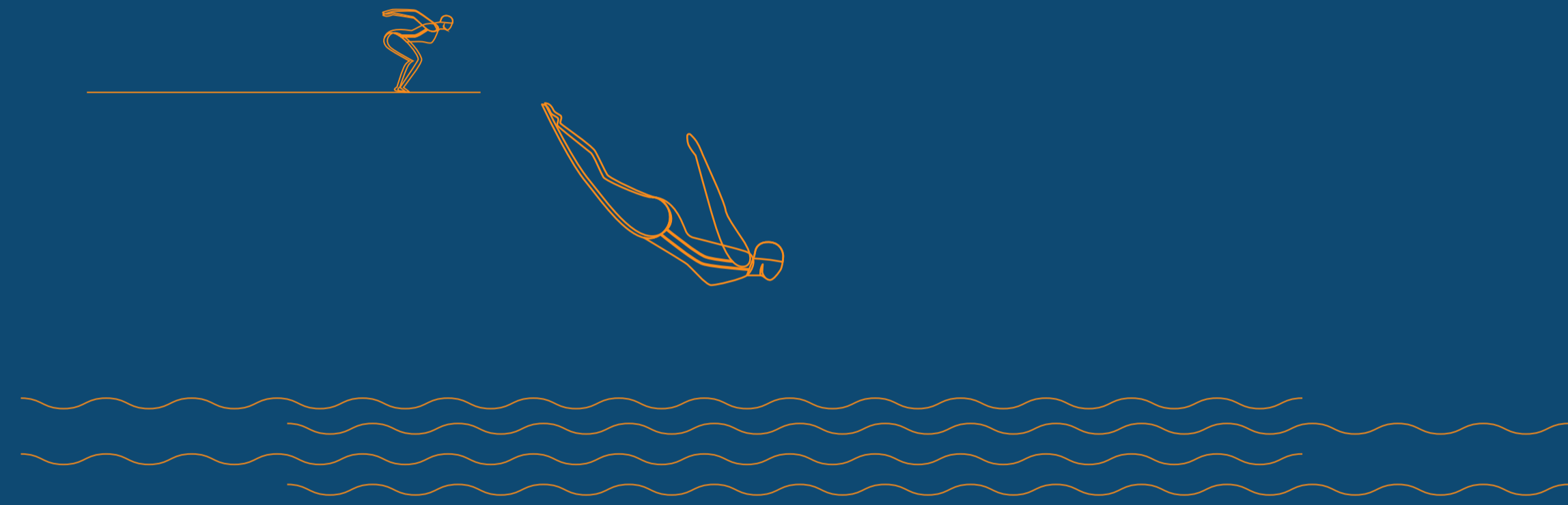
BUSINESS

BKC	4.2km / 11mins
Lower Parel	5.4km / 16mins

Presenting

The Sky-grade

lifestyle





Terrace Level

- Sky Jogging Track
- Bar and Lounge
- Barbeque
- Outdoor Theatre
- Zen Garden
- Yoga & Activity Deck

E Deck Level

- Infinity Pool
- The Café
- Gym
- Games Room
- Banquet Hall
- Creche
- Kid's Play Area

12 Parking Levels

- 2 basements and 10 podium parking
- Drive-in ramp to each level
- Independent surface car parking
- Electric car charging stations

Ground Level

- Grand Entrance Lobby
- Business Centre
- Outdoor Multipurpose Court
- Landscaped Gardens

Experience new heights at the

Ground Level

You will forget the buzz of Mumbai, as soon as you enter the gates and will rejoice in the warmth of the sky. Here, nature and art naturally come together to express not just the stature of our members, but to serve them a lifestyle, that's only sky-grade.





Grand
Entrance Lobby



The Art of
Work-Life Balance



Library



Coffee Shop



Meeting Pods



The image shows a high-angle view of a modern building's rooftop entertainment deck. A large, rectangular swimming pool with blue water is the central feature, surrounded by a wooden deck. To the right of the pool is a lounge area with several tables and chairs. In the background, a gym is visible with various exercise machines. The building has a modern design with large windows and a balcony railing in the foreground. The scene is set during the day with some shadows, suggesting late afternoon or early morning.

Recreation limitless

Pamper yourself with luxury on the Entertainment Deck. Whether it's for a swim that overlooks the gorgeous seascape or to lounge at the Open Café, our sky-grade amenities cover it all.

Dive into the

Sea-link pool

Reach out for the sun, feel the waves, be one with the sea.
The Horizon Edge Swimming Pool, where you can really soak in the view.



Pool Lounge



Kids' Pool



Jacuzzi



Sunken Deck





Banquet



Alfresco Seating



Kitchen

Kid's Play Area



Representative Image



Representative Image

May they reach *the stars*

Our children need the space to run and play. An active, social life is important for their growth.

In a city cramped for space, you have found yourself a miracle!



Representative Image

Crèche

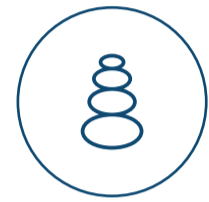


The *Top of*
the World experience

Take in the sea, and feel the sky, you're 45 storeys high! Begin an active life at sunrise with your choice of fitness and round it up with an active social life at sunset. Welcome to the Rooftop Level where it isn't difficult to have your head in the clouds.

Discover

Outer Peace



The Rooftop
Zen Garden



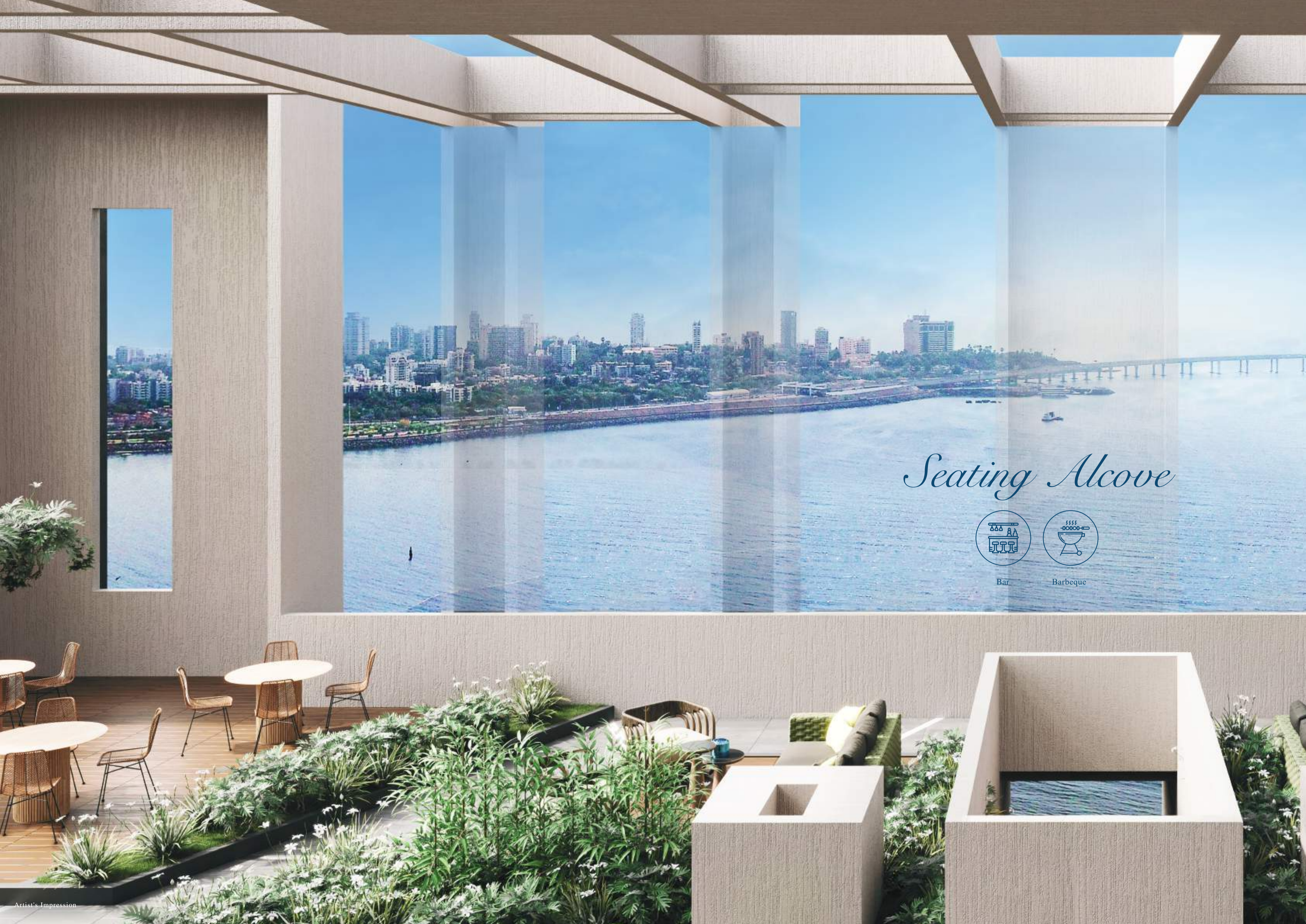
The Rooftop
Café



The Rooftop
Barbeque Pavilion

Take a stroll alone, have an intimate conversation at the cafe or barbeque with your buds. You can never get used to a view that takes your breath away. Amidst the clouds, you can only experience serenity.





Seating Alcove



Bar

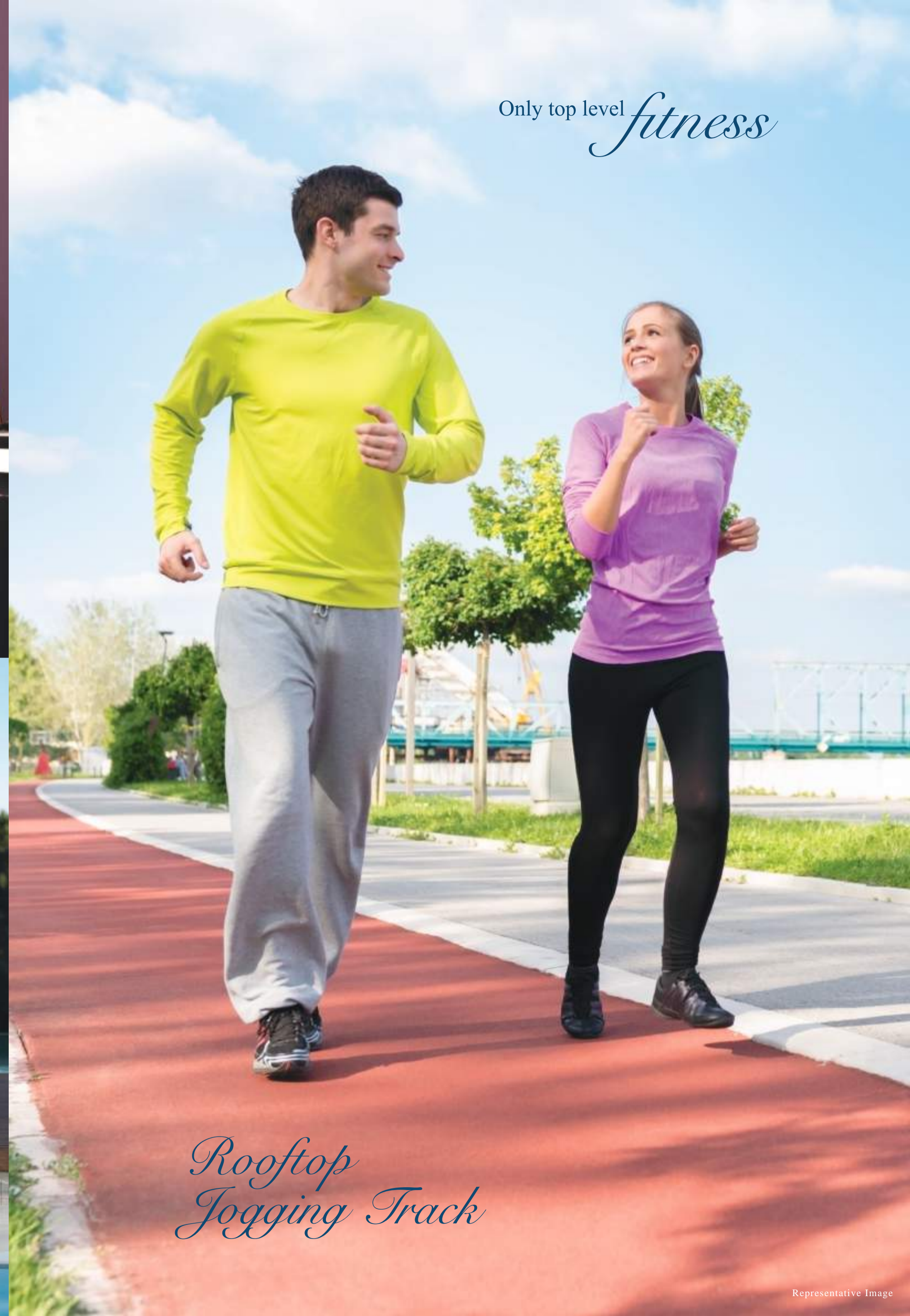


Barbeque



Outdoor Theatre

Artist's Impression



Only top level *fitness*

Rooftop Jogging Track



Yoga Deck

Representative Image

Representative Image



The perfect backdrop
for every
social occasion



The Rooftop
Outdoor Cinema



The Activity
Deck



The Viewing
Pavilion

Discover photo opportunities at your home's very own rooftop. Whether you're watching a movie with your squad or simply staring into the horizon, it is sure to be picturesque.

A home for your *car*

In a city that makes you wish you didn't own a car every time you looked for parking, we've got you. We've got you twelve whole floors of parking. We know that a car is an extension of yourself. It deserves the luxury of space as it battles for it in the hustle and bustle of the city.



Surface Car Parking



Drive-in ramp to each level



Independent surface car parking



Electric car charging stations

It's *safe* in the sky

Even though security is a given, it is one of the most important features of our society. Our trained professionals work quietly behind the scenes ensuring safety to you and your family, so that you enjoy your Sky-condo lifestyle uninterrupted.



Visitor Management System



Building Management System

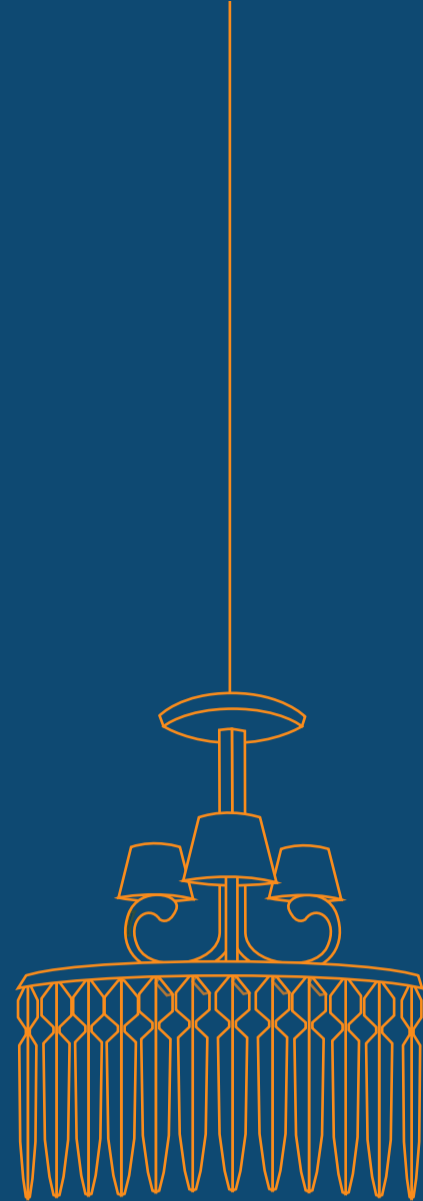


CCTV

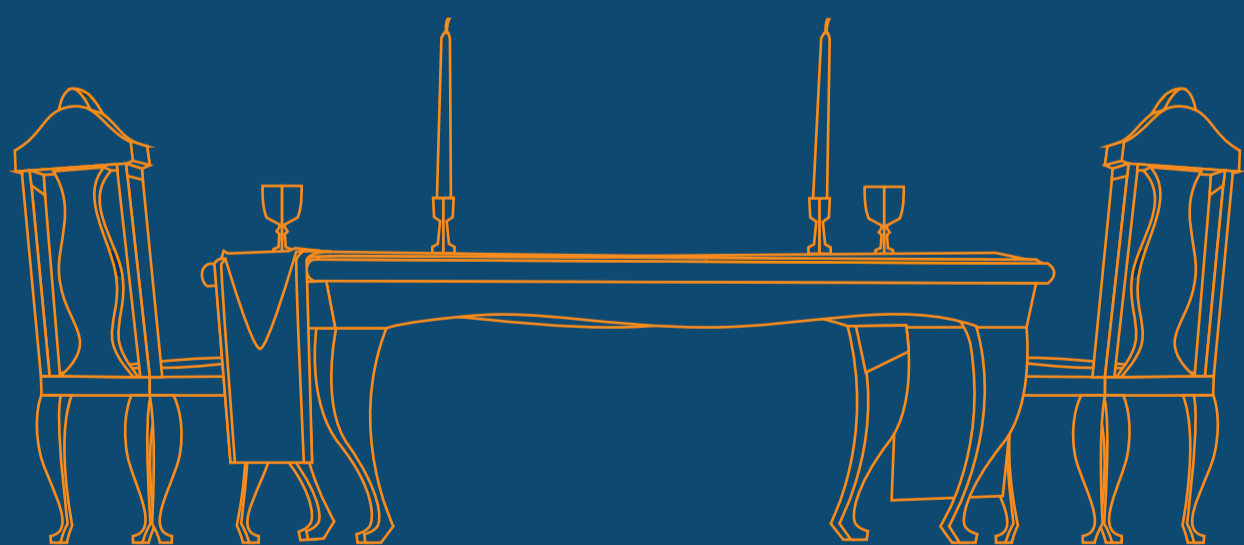


Professional Security





Apartments



Living Room



Dining Room



Bed



Artist's Impression

Bath



Artist's Impression



Kitchen

Artist's Impression

TO REACH THE SKY YOU NEED

a strong foundation

VALUES



DESIGN CENTRIC

Big problems can be solved by good design. And good design comes with an eye for detail.



INNOVATIVE

The best cutting-edge innovations are those which come after a strong pursuit of research and development.



CUSTOMER FIRST MINDSET

All our projects are built around people. Every decision made is sensitive to the needs of our customers.

The Prescon Group

Prescon Group, a boutique real estate development company, has delivered projects in multiple asset classes and in multiple geographies for over three decades. Having developed more than 2 million square feet over six projects in prime areas of Goregaon, Malad and Borivali in joint ventures with other developers; the Group started autonomous operations in 1994 under the name 'Prestige Constructions'. The name enjoys tremendous goodwill in Thane, which is backed by the trust of 2000+ families happily settled in five 'Prestige' projects here with a development of over a million square feet.

With a long term vision on real estate, the Group rebranded as 'PRESCON' in the year 2005 and expanded operations in Rajasthan and Goa with development of gated communities / mixed-use townships. Prescon's design centricity, reliability and trust has always commanded a premium on all projects, that too with minimal marketing spends and maximum referral sales.

Known to be dependable, the Group has an impeccable record of completing projects on time, due to which PRESCON enjoys tremendous goodwill in all the micro-markets they operate in.

Prescon projects

The Prescon Group has vast experience in Real Estate development across Residential, Commercial and Township projects:

Completed:

18

projects including Residential, Commercial and Township Projects with a total Saleable area of 36.23 lacs sq.ft. spread across a total area of 70 acres.

Ongoing:

3

projects with around 1.5 million sq.ft. under development in Goa, Thane and Mahim.

Upcoming:

3

projects with 1 million sq.ft. of development including a Retirement Community in Goa.



Gardenia Prestige Residency Thane



Prestige Garden Thane



Prestige Residency Thane



Prescon Amanhã (Phase 1)



Prescon Amanhã (Phase 2)



Upcoming Senior Housing Goa

The artists behind

Sky-Condo Living

ARCHITECT

Known as 'The Man Who Draws India', Architect Hafeez Contractor has received one of India's most prestigious civilian awards, the Padma Bhushan, in 2016. You can find his artistry behind airports, cricket stadiums, business parks, and even India's tallest building. Who better than Mr. Contractor to be the man who draws your home?

STRUCTURAL CONSULTANT

Our team couldn't have been what it is without Dr. Kelkar Designs Pvt. Ltd. (KDPL), our structural consultants. With over fifty years of experience KDPL's mainstay isn't just India, but is also international. From the Middle East to the United States of America, their expert team of engineers and draftsmen, have ensured an International Standard of quality in all their endeavours.

LANDSCAPE ARCHITECT

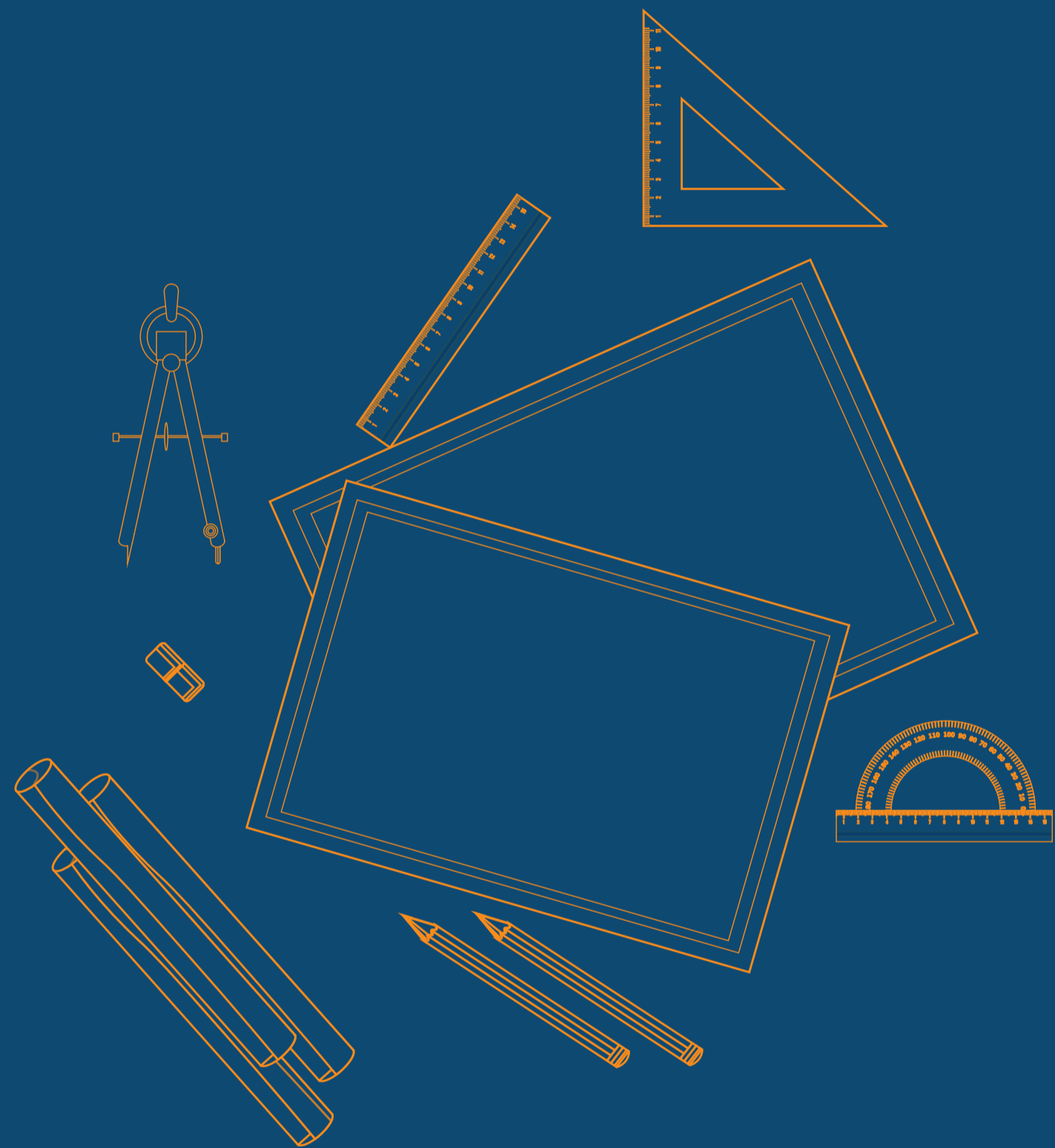
Site Concepts International (SCI) has its studios in seven countries across the globe. Their international outlook has taught them that going local is truly global. That's why their design teams not just investigate every project to determine its opportunities and constraints, they also explore locally available materials and artefacts. It's a match made in heaven for us.





High Life is in the details

- Construction** - A-Class, Earthquake resistant construction with anti termite treatment;
Aluminium formwork for RCC structure
- Flooring** - Branded vitrified marble finish tiles
- Wall and Ceiling** - Gypsum plaster on walls; Lustre paint for walls and plastic paint for ceilings
- Water proofing** - Waterproofing from branded company
- Windows** - Large span premium aluminium windows
- Doors** - Fire rated main door; Flush door with SS fittings
- Kitchen** - Granite kitchen counter with SS sink; Exhausts; Gas leak detectors
- Bathroom and Toilets** - Concealed plumbing with CP/ Sanitary fittings of premium brand;
Branded, designer tiles and dado
- Electrical** - Concealed copper wiring in the entire flat with ELCB and MCB switches
in the main board; Adequate points for lights, fans and TV; Provision
for cable TV and fibre internet
- Entrance Lobby/ Lifts** - Designer entrance lobby; High speed, Modern,
Automatic lifts of reputed make for the building and parking levels
- External Finish** - Entire building painted with weatherproof external grade texture paint
- Safety/ Parking** - Advanced fire fighting systems; Gas - leak detectors; Intercom facility;
Certified 24 x 7 guards; 2 - Tier security; Visitor management system
- Air-conditioning** - Sleeve provision for AC in all bedrooms and living/ dining areas



Plans

GROUND FLOOR PLAN

LEGEND

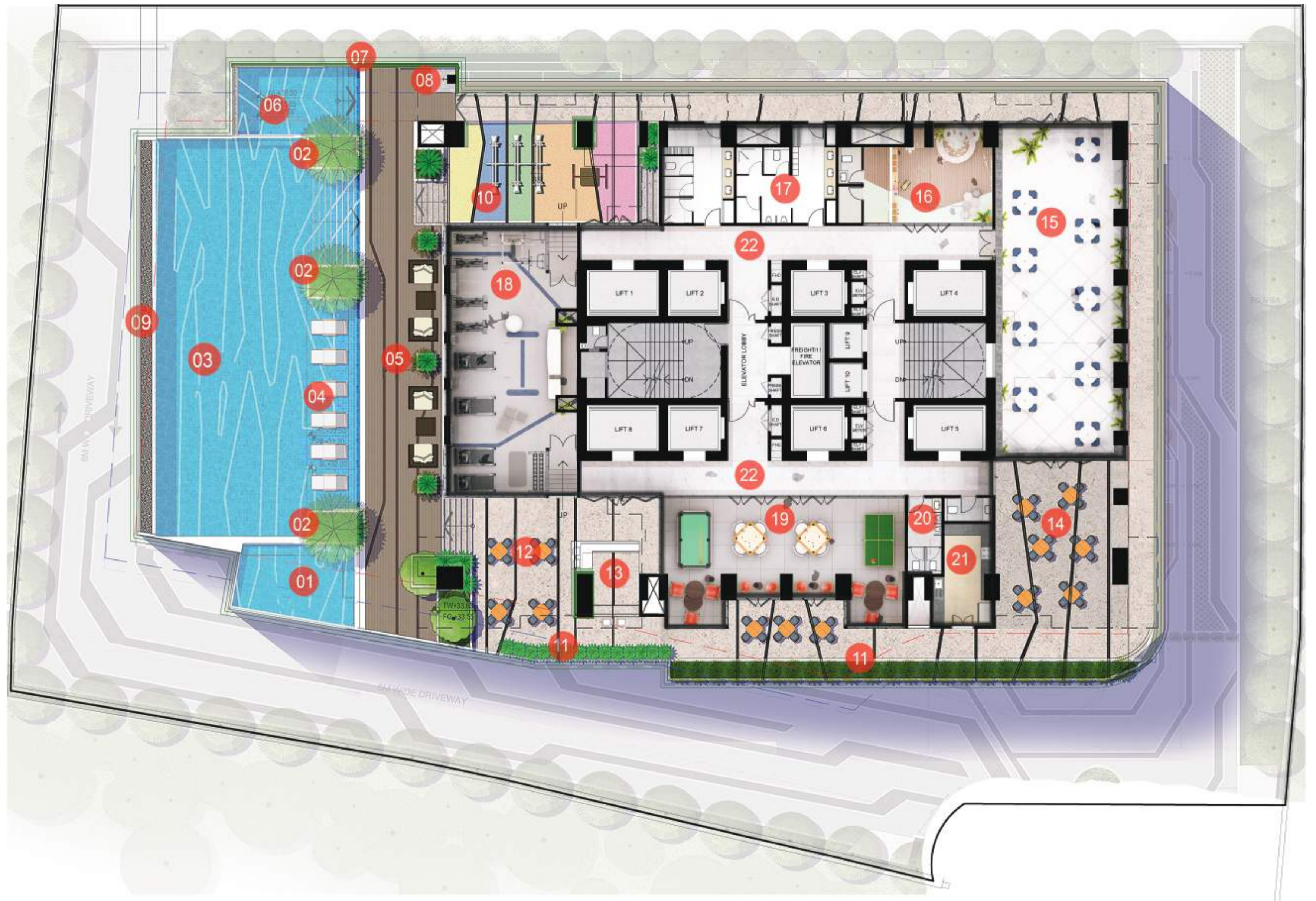
- 01. Driveway
- 02. Guardhouse
- 03. Focal Feature With Water Curtain
- 04. Drop-off Area
- 05. Water Feature
- 06. 6m Driveway
- 07. Sculpture
- 08. Multi-Purpose Court
- 09. Board Games Deck
- 10. Entry Gate
- 11. Exit Gate
- 12. Outer Lounge Area
- 13. Reception
- 14. Waiting Lounge
- 15. Society Office
- 16. Coffee Bar
- 17. Business Centre/ Library
- 18. Meeting Pods
- 19. Meter Room
- 20. Elevator Lobby
- 21. Casual Lounge Seating (Indoor)
- 22. BMS Room



E-DECK PLAN

LEGEND

- 01. Jacuzzi
- 02. Pool Planter
- 03. Main Lap Pool
- 04. Sunken Lounge
- 05. Pool Lounge
- 06. Kids' Pool
- 07. 6m Green Wall
- 08. Pool Shower
- 09. Infinity Edge
- 10. Kids' Play Area
- 11. Green Ledge Planting
- 12. Open Café
- 13. Bar
- 14. Alfresco Seating
- 15. Banquet Hall
- 16. Crèche
- 17. Changing Room
- 18. Gym
- 19. Gaming Room
- 20. Powder Room
- 21. Pantry
- 22. Elevator Lobby



TERRACE LEVEL PLAN

LEGEND

- 01. Jogging Track
- 02. Rooftop Garden Lounge
- 03. Seating Lounge
- 04. Outdoor Dining
- 05. BBQ Area
- 06. Focal Sculpture
- 07. Seating Alcove
- 08. Rooftop Outdoor Cinema
- 09. Cinema Screen
- 10. Yoga Deck

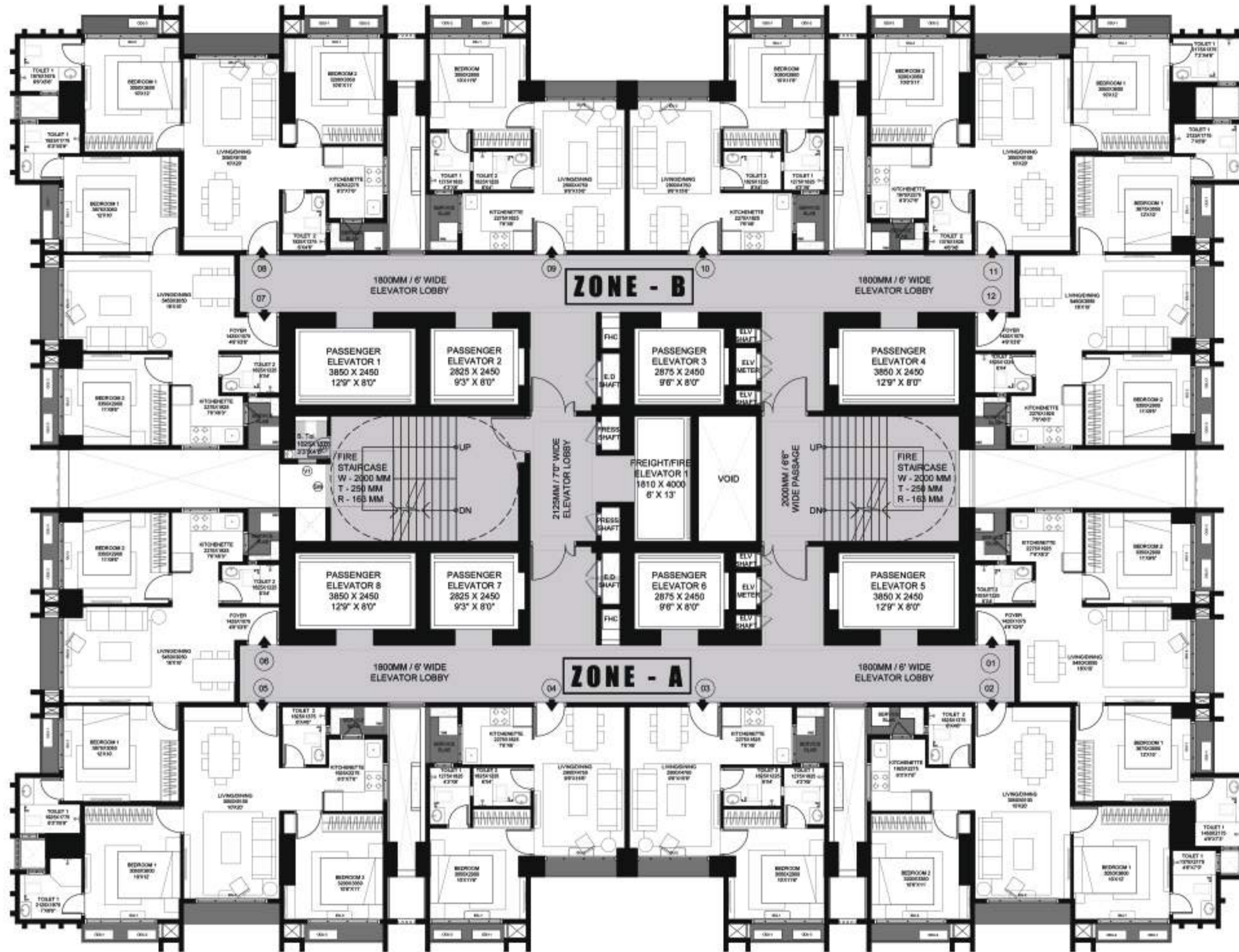


2BHK	RERA CA	
	53.90 SQ.MT	580 SQ.FT

1BHK	RERA CA	
	33.90 SQ.MT	365 SQ.FT

1BHK	RERA CA	
	33.90 SQ.MT	365 SQ.FT

2BHK	RERA CA	
	53.90 SQ.MT	580 SQ.FT



2BHK	RERA CA	
	52.00 SQ.MT	560 SQ.FT

2BHK	RERA CA	
	52.00 SQ.MT	560 SQ.FT

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	52.00 SQ.MT	560 SQ.FT

2BHK	RERA CA	
	52.00 SQ.MT	560 SQ.FT

2BHK	RERA CA	
	53.90 SQ.MT	580 SQ.FT

1BHK	RERA CA	
	33.90 SQ.MT	365 SQ.FT

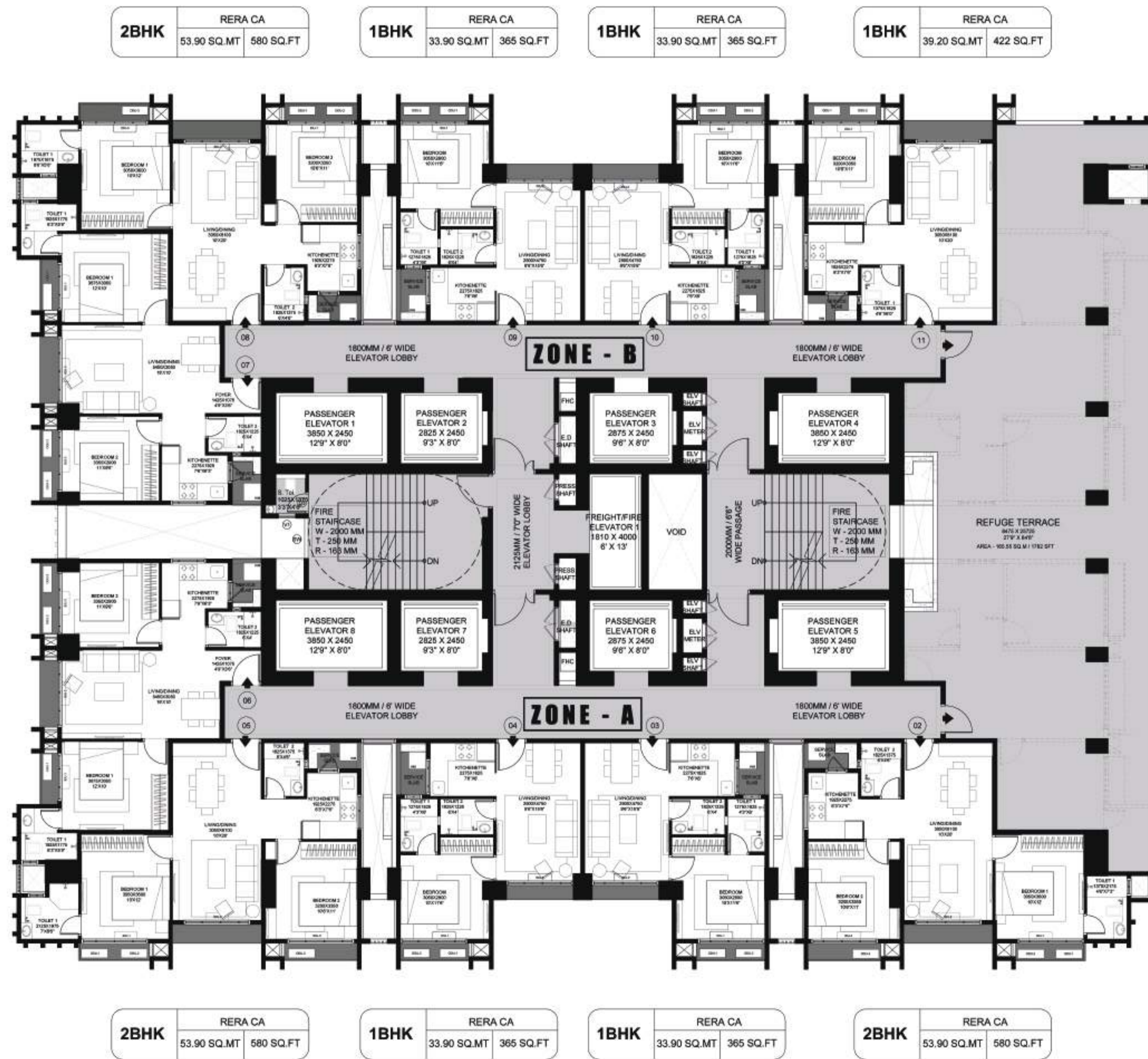
1BHK	RERA CA	
	33.90 SQ.MT	365 SQ.FT

2BHK	RERA CA	
	53.90 SQ.MT	580 SQ.FT

TYPICAL FLOOR
(2nd to 7th, 9th to 14th,
16th to 21st, 23rd to 27th)



REFUGE FLOOR
(1st, 8th, 15th, & 22nd)



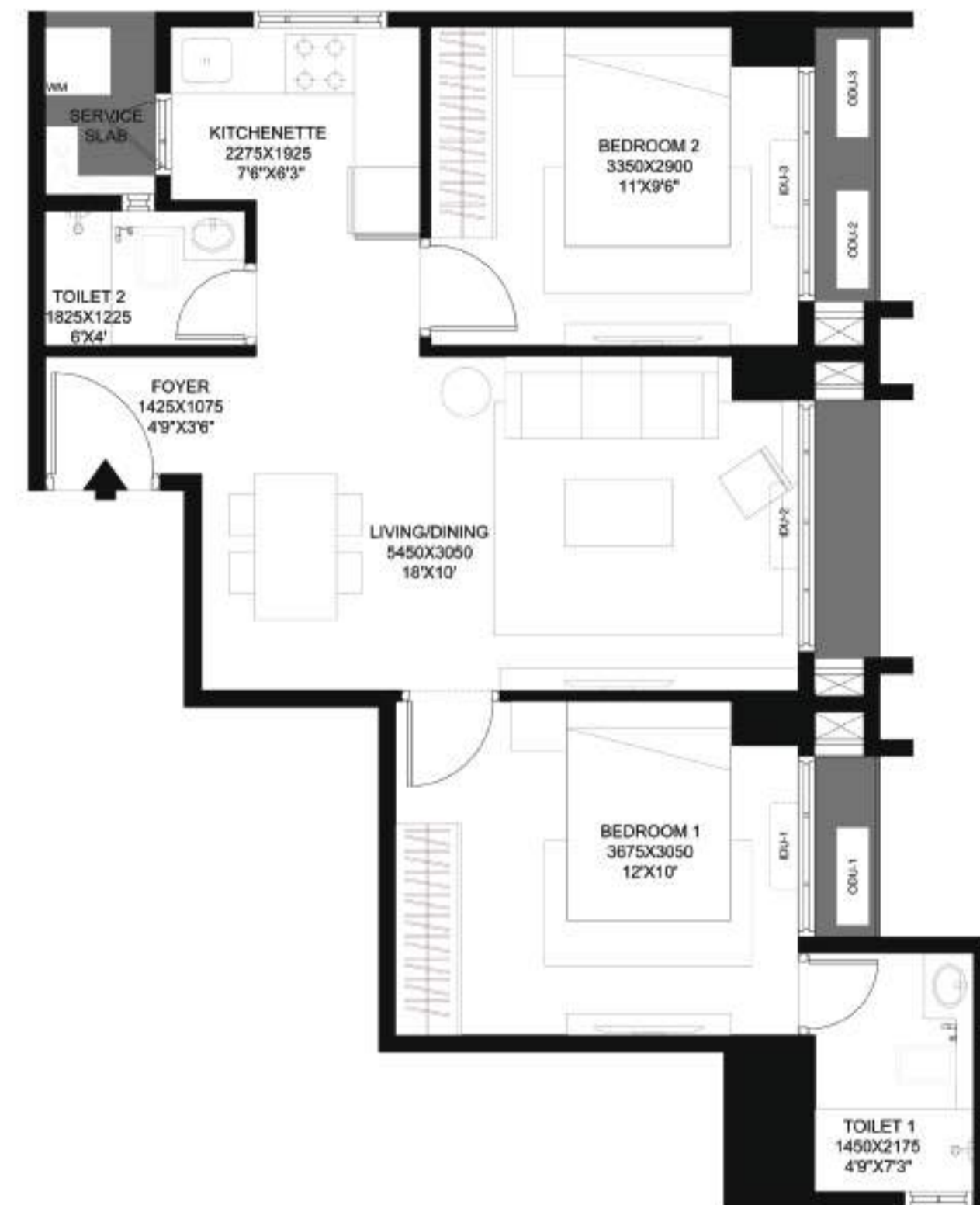


PARTICULARS(AS PER RERA)	SQ. MT	SQ. FT
CARPET AREA	33.90	365



KEY PLAN

UNIT PLAN - 1 BHK



PARTICULARS(AS PER RERA)	SQ. MT	SQ. FT
CARPET AREA	52.00	560



KEY PLAN

UNIT PLAN - 2 BHK

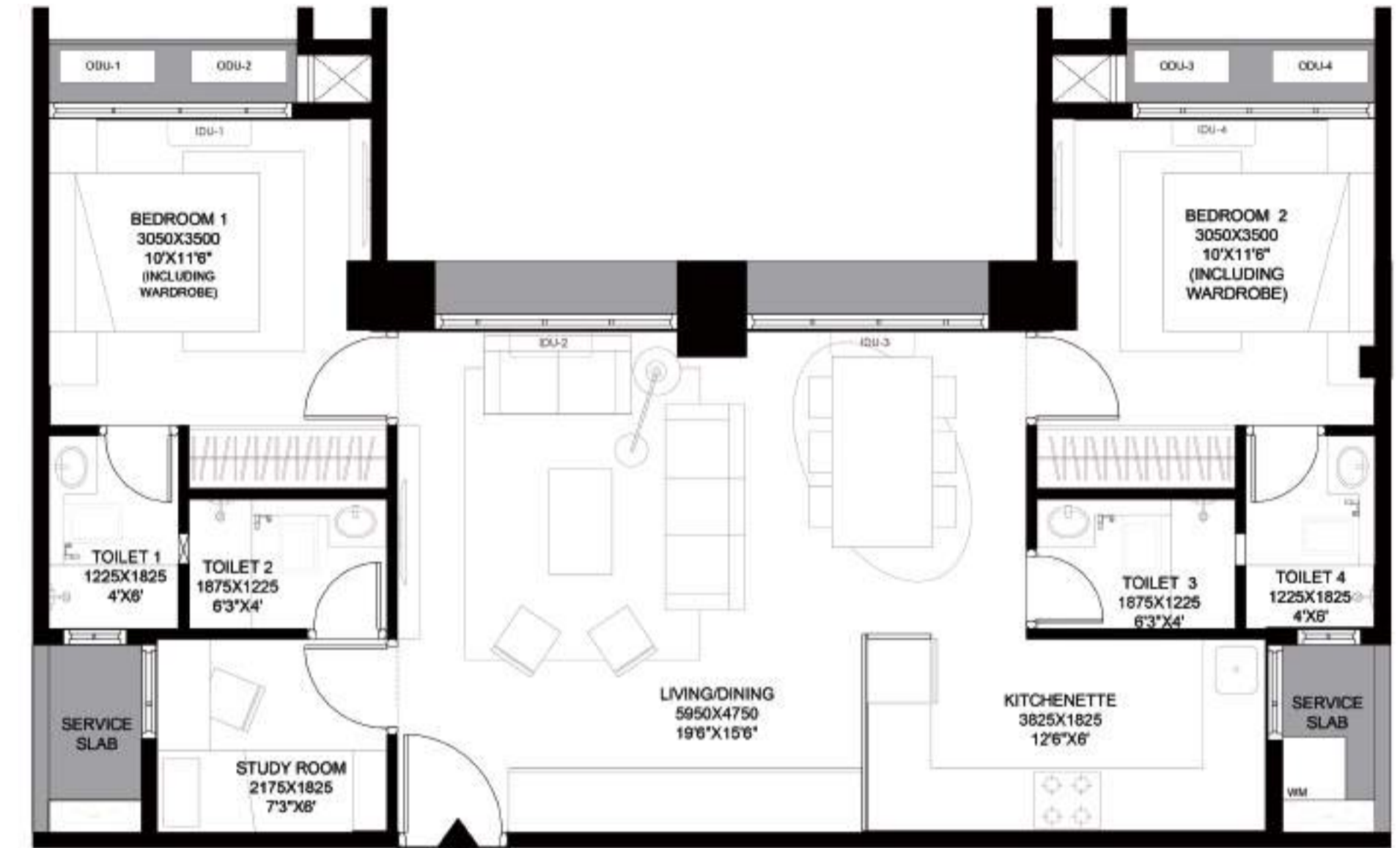




KEY PLAN

PARTICULARS(AS PER RERA)	SQ. MT	SQ. FT
CARPET AREA	53.90	580

UNIT PLAN - 2 BHK



2.5BHK UNIT PLAN

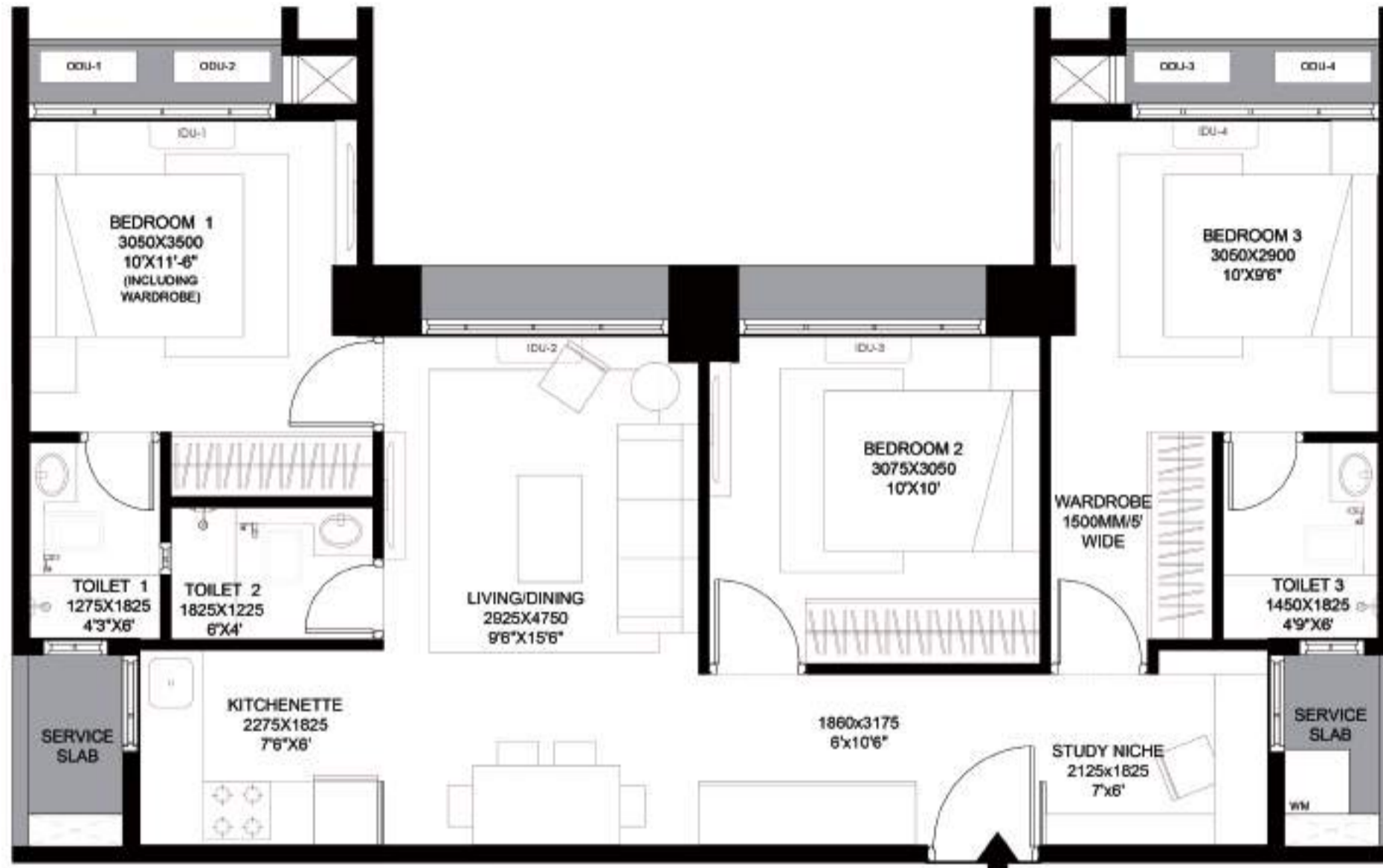
PARTICULARS(AS PER RERA)	SQ. MT	SQ. FT
CARPET AREA	68	730



KEY PLAN

JODI FLAT (1+1 BHK) OPTION 1



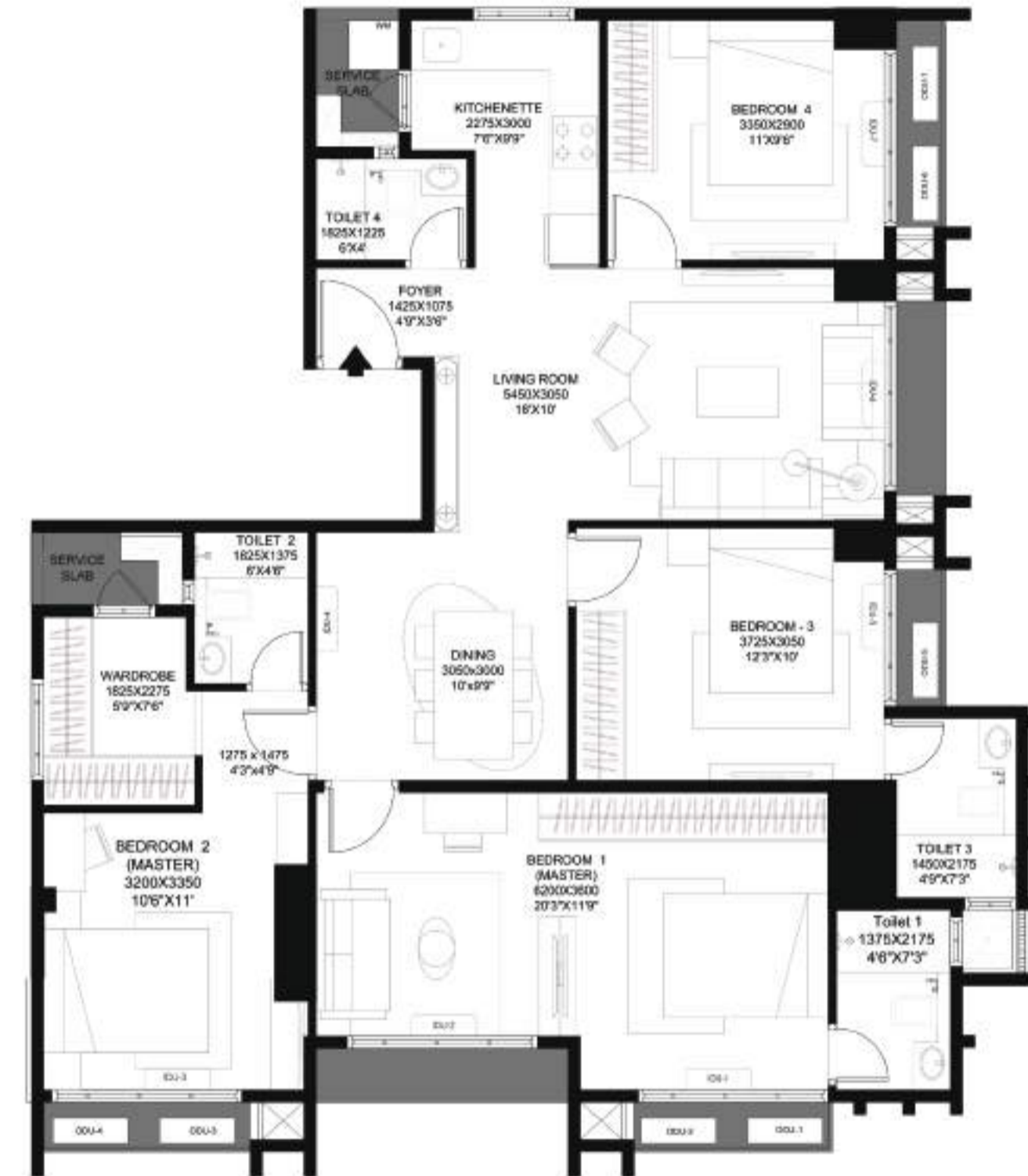


KEY PLAN

3BHK UNIT PLAN

PARTICULARS(AS PER RERA)	SQ. MT	SQ. FT
CARPET AREA	68	730

JODI FLAT (1+1 BHK) OPTION 2



KEY PLAN

4BHK UNIT PLAN

PARTICULARS(AS PER RERA)	SQ. MT	SQ. FT
CARPET AREA	106	1140

JODI FLAT (2+2 BHK) OPTION 1





KEY PLAN

4.5 BHK UNIT PLAN

PARTICULARS (AS PER RERA)	SQ. MT	SQ. FT
CARPET AREA	106	1140

JODI FLAT (2+2 BHK) OPTION 2



