



81 AUREATE

by MJ SHAH

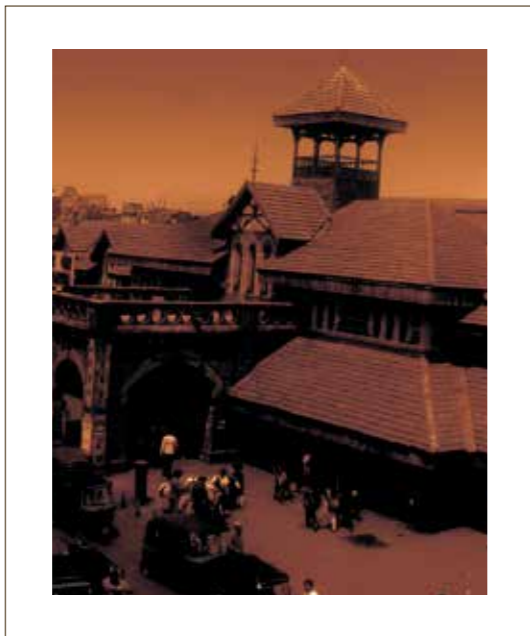


Artistic impression

A
81 AUREATE
— by MJ SHAH —

EXCLUSIVITY MEETS THE
LUXURY OF SPACE

AT 81 AUREATE, WE BELIEVE IN THOSE THAT SEEK MORE THAN JUST LUXURY, WHO APPRECIATE PRIVACY MORE THAN EVER, WHO REALISE THAT THERE'S NO LUXURY QUITE LIKE THAT OF SPACE. 81 AUREATE HAS BEEN METICULOUSLY DESIGNED KEEPING THE ELITE AND DISCERNING IN MIND. WITH ONLY EIGHTY-ONE DISTINGUISHED FAMILIES CALLING IT HOME, 81 AUREATE OFFERS ULTRA-LUXURIOUS HOMES WITH BREATHTAKING VIEWS OF THE BANDRA-WORLI SEA LINK RIGHT AT THE HEART OF THE CITY.

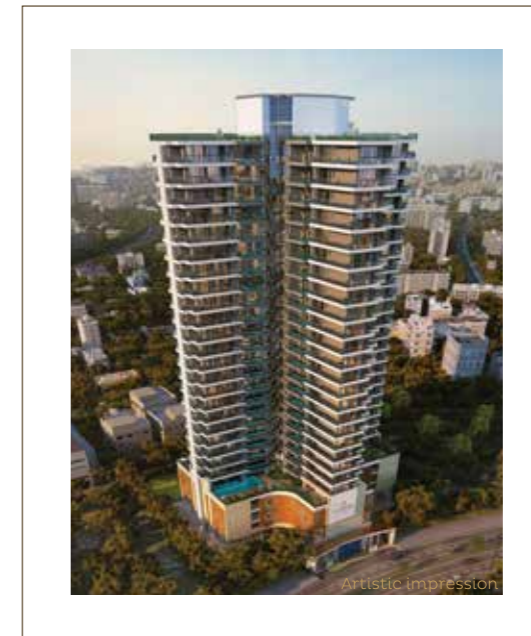


BANDRA: THEN AND NOW

AS THE ONLY BRITISH OUTPOST IN THE PORTUGUESE COLONY OF BOMBAY, BANDRA WAS ORIGINALLY A FISHING VILLAGE. AFTER THE ACQUISITION BY THE BRITISH EAST-INDIA COMPANY, BANDRA BECAME KNOWN FOR ITS CHRISTMAS AND NEW YEAR DANCES, THE RANWAR CLUB AND AN 18-HOLE GOLF-COURSE CALLED DANDA GREEN.

TODAY, BANDRA'S DYNAMIC CULTURE AND GLAM QUOTIENT CONTRAST SEAMLESSLY WITH ITS OLD-WORLD CHARM, THUS MAKING IT THE PERFECT HOME TO MANY CELEBRITIES, HIGH-PROFILE BUSINESS PERSONS AND EXPATRIATES.

ST. MARY'S CHAPEL, ST. ANDREW'S CHURCH, BANDRA FORT AND ST. STANISLAUS' ORPHANAGE ARE ALL TESTAMENT TO BANDRA'S RICH HISTORY AND HERITAGE.



LIMITED EDITION READY TO MOVE IN HOMES

26 STOREY EDIFICE – THE ADDRESS OF 81 DISTINGUISHED FAMILIES

COME HOME TO AN EXCLUSIVE 26 STOREY MARVELLOUS EDIFICE OF EXCELLENCE RESERVED FOR THE SELECT FEW. 81 AUREATE PRESENTS THAT RARE AND DISCERNING OPPORTUNITY TO OWN A SPACIOUS HOME, ENDOWED WITH CLASS LEADING LUXURY AND A VIBRANT LIFESTYLE.

- 26 STOREYED INTERNATIONALLY DESIGNED TOWER
- LAVISH 4 BHK RESIDENCES WITH MASSIVE WRAP-AROUND SUNDECKS
 - SITUATED IN THE HEART OF BANDRA
- EXTRAVAGANT LIFESTYLE FEATURES ON GROUND & PODIUM LEVEL
 - APARTMENTS WITH NO COMMON WALL SHARING
 - 45000 SQ.FT. OF DEDICATED AMENITY AREA
- ADVANCED 3-TIER SECURITY & CCTV SURVEILLANCE
 - G+3 LEVEL PODIUM PARKING



NAVI MUMBAI - 60 MINUTE DRIVE
TOWN - 40 MINUTES FROM BANDRA-WORLI SEA LINK



BANDRA-KURLA COMPLEX
3 MINUTE DRIVE



DOMESTIC & INTERNATIONAL AIRPORTS
9 MINUTE DRIVE



CARTER ROAD & BANDSTAND
5 MINUTE DRIVE



MAJOR LIFE-ENABLERS LIKE SCHOOLS,
COLLEGES, HOSPITALS, MALLS IN THE VICINITY



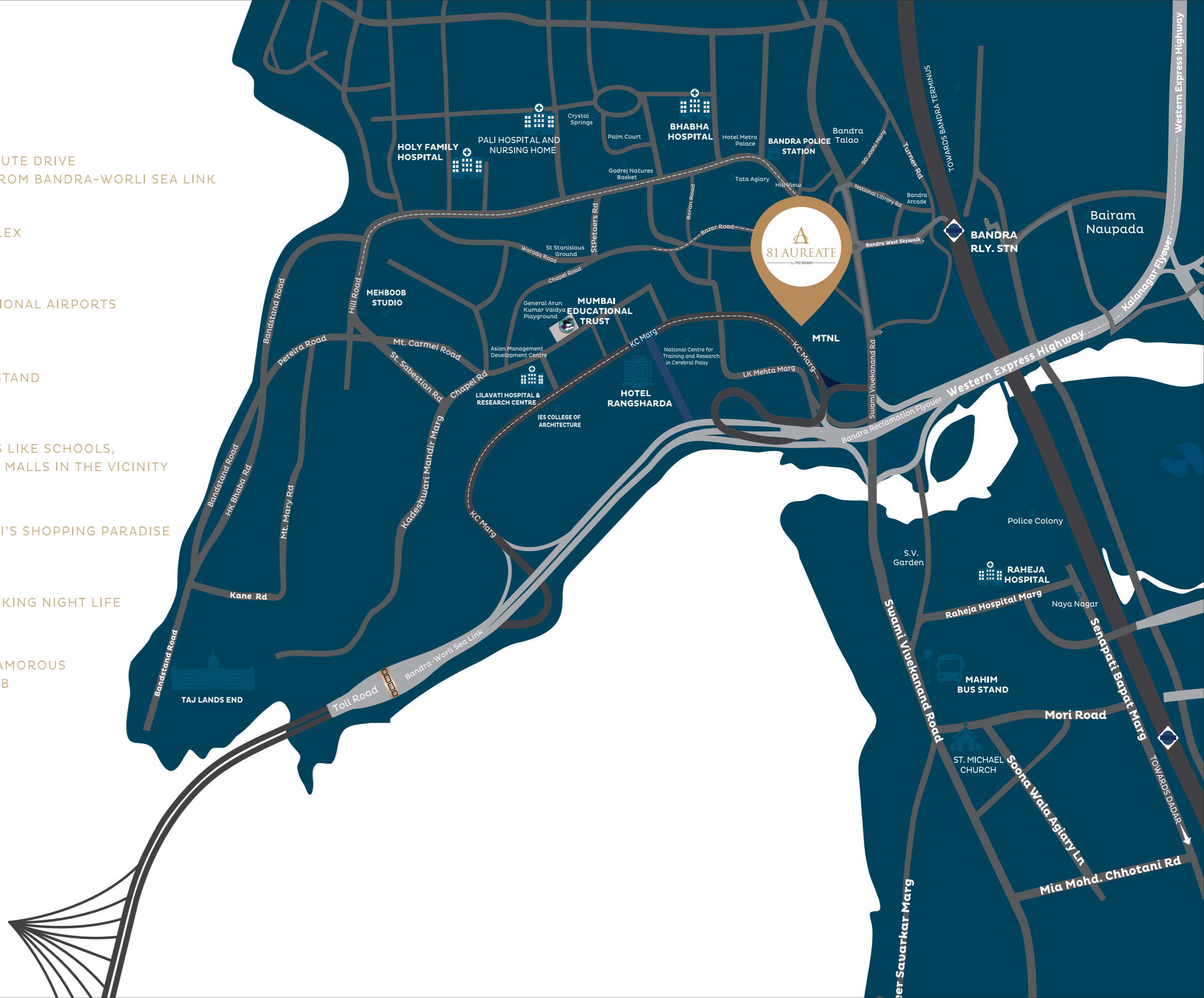
AT THE HUB OF MUMBAI'S SHOPPING PARADISE



AT THE HELM OF A ROCKING NIGHT LIFE

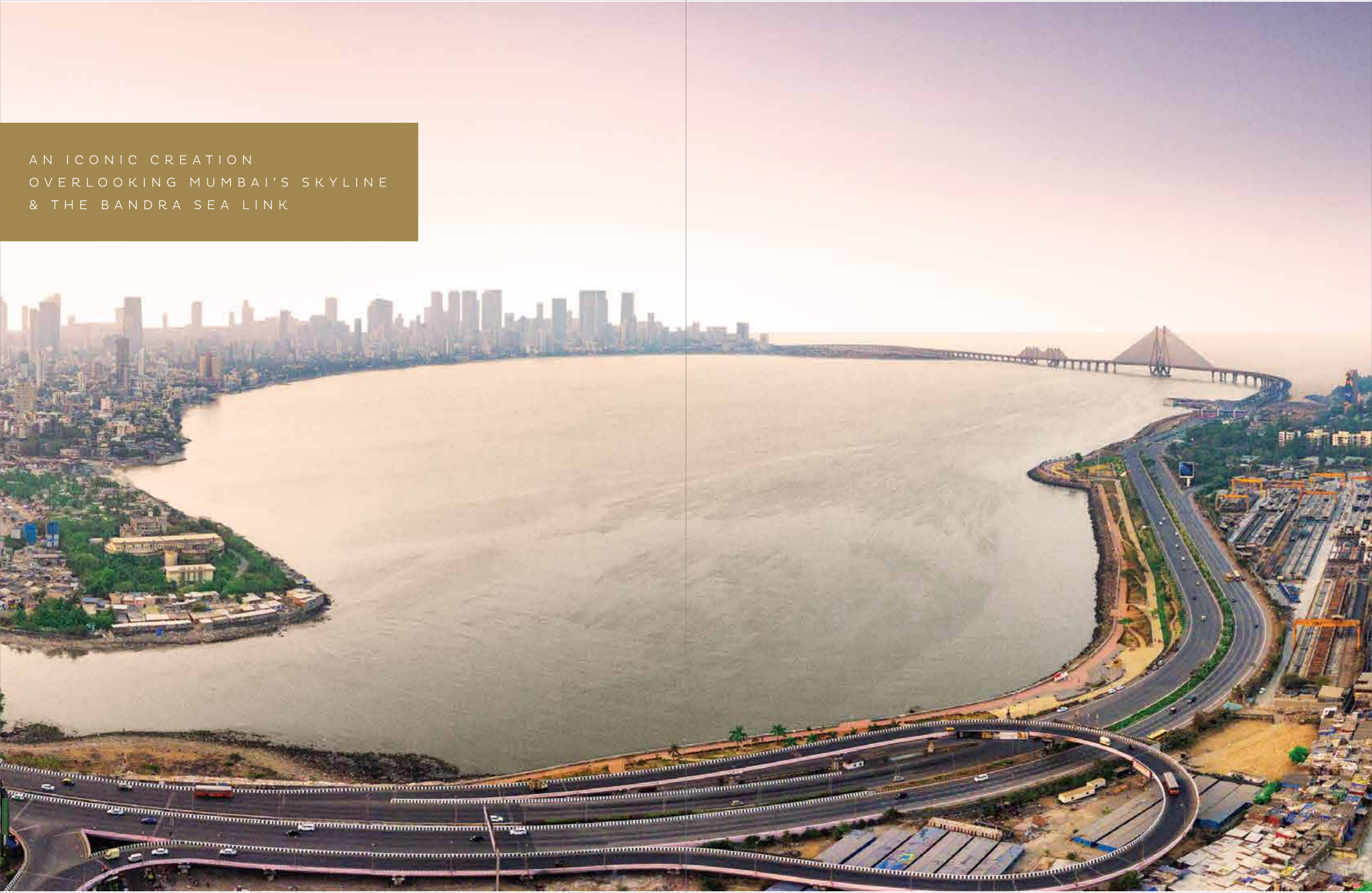


IN THE HEART OF A GLAMOROUS
COSMOPOLITAN SUBURB



*Approx time estimates

AN ICONIC CREATION
OVERLOOKING MUMBAI'S SKYLINE
& THE BANDRA SEA LINK



LIVING AREA

A LIVING ROOM THAT MATCHES
THE GRANDNESS OF LIFE



PADDLE POOL

NO BETTER WAY TO RELAX THAN
A POOL OVERLOOKING THE SEA LINK



BEDROOMS

FOUR BEDROOMS THAT
CELEBRATE CLASS WITH COMFORT



MASTER BATHROOM WITH WALK-IN WARDROBE

WE MADE SURE THAT HAVING
TOO MUCH STYLE IS NEVER A PROBLEM



AMENITIES

WORLD-CLASS AMENITIES
SPREAD OVER
45,000 SQ. FT. RESERVED
FOR 81 FAMILIES ONLY.

- 2 SWIMMING POOLS
- JOGGING TRACK
- JACUZZI
- KID'S POOL
- YOGA DECK
- MINI GOLF
- BARBEQUE CORNER
- GYMNASIUM
- LIBRARY
- SPA





A CUT ABOVE THE REST

- 11.5 FEET FLOOR TO CEILING HEIGHT (LOOKS SPACIOUS, AIRY WITH MAXIMUM LIGHT AND VENTILATION)
- 2 MASTER BEDROOMS (UNIQUE IN THIS SEGMENT)
- SPACIOUS WRAP AROUND SUNDECKS ACROSS ALL ROOMS
- PADDLE POOL ATTACHED TO THE LIVING ROOM
- VAASTU COMPLIANT HOMES
- INTERIOR DESIGNS PLANNED BY HBA
- FIRST RESIDENTIAL FLOOR IS 75 FT. HIGH ABOVE GROUND FOR UNOBSTRUCTED VIEWS OF THE CITY AND SEA
- 16.4 FT HIGH GRAND ENTRANCE LOBBY
- 4 EXCLUSIVE ELEVATORS WHICH OPENS IN THE APARTMENT + 6 COMMON & SERVICE ELEVATORS
- PROVISION OF SERVANTS ROOM WITH TOILET
- TRULY PANORAMIC SEA, CITY & HILL VIEW

WORKING WITH THE BEST



ARCHITECT
VIVEK BHOLE ARCHITECTS PVT. LTD



LIGHTING CONSULTANT
ILLUMINATE LIGHTING DESIGN, SINGAPORE



DESIGN CONSULTANTS
RSP DESIGN CONSULTANT (INDIA) PVT LTD



LANDSCAPE CONSULTANT
SITE CONCEPTS PVT. LTD. SINGAPORE



STRUCTURAL CONSULTANT
JW CONSULTANTS LLP, PUNE



INTERIOR DESIGNERS
HIRSCH BEDNER ASSOCIATES



MEP CONSULTANT
PANKAJ DHARKAR & ASSOCIATES



INTERIOR DESIGN EXECUTION
KNS ARCHITECTS PRIVATE LIMITED



PROJECT FINANCED BY
MJ SHAH GROUP

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Project jointly developed by MJ Shah Group and Pyramid Developers

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<https://maharera.mahaonline.gov.in> under registered project.

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