



FOR THE FIRST TIME IN MUMBAI

Luxury Home with Rooftop Private Dolby Theatre

SANGHVI S3
Live Connected

PROXIMA
@ Chembur



ROOFTOP S3 CLUB
Rejuvenate Mind, Body & Soul



SANGHVI S3 GROUP

Shaping smart spaces since 35 years

At Sanghvi S3 Group, we understand your world home. This is the most precious gift a person gives to his family in his lifetime. With a strong heritage of 35 years we believe that every home we build for customers is the only home we are creating.

• **Completed 46 projects** • **51 lakh sq feet** • **15 Mega townships** • **17,000 Happy families** • **Diversified in Luxury, affordable, second homes, redevelopment & commercial Segments**

Our Completed Project Locations

• Wadala • Girgaon • Mazgaon • Andheri • Matunga • Malad • Borivali • Dahisar • Mira road • Nallasopara • Thane • Kalwa • Dombivali • Kalyan • Asangaon • Atgaon • Lonavala • Nashik



FEW MORE MILESTONES OF SANGHVI S3 GROUP...



Shri Shailesh Sanghvi CMD Receiving the Lokmat Award -2017 from Hon'ble CM of Maharashtra Shri Devendra Fadnavis for Sanghvi S3 Ecocity



Mid-Day Icons Award 2016 from Hon'ble Minister of Maharashtra Shri Prakash Mehta



Realty Plus award 2016 for Sanghvi S3 Paradise



Accommodation Times Award 2016 for Sanghvi S3 Ecocity



Best Musical Story Award at 7th International Film Festival -2018 Delhi For Shree Ganesha



Best Music Award at International Short Film Festival - 2018 For Shree Ganesha



Honorable Minister Shri Girish Mahajan with CMD Shailesh Sanghvi Promoting Organ Donation



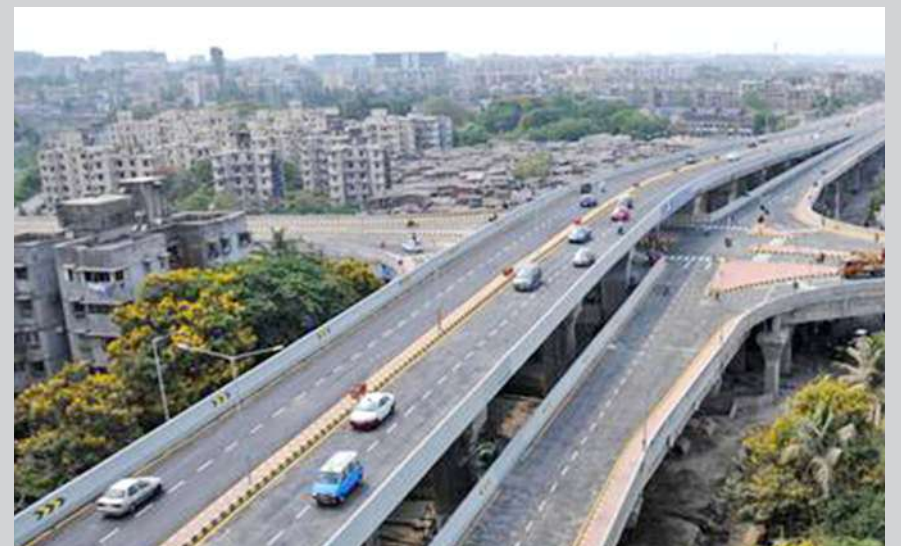
WELCOME TO S3 PROXIMA

In this fast pace world, saving time means living more with your near and dear ones. We understand this urban mankind's greatest necessity. One can save time if all human needs come to your doorstep. This project preciously helps residents to spend quality time with the family and loved ones.

Presenting Proxima. The brand name is derived from the word proximity, which means closeness. This building is a true reflection of closeness to all your needs ensuring peacefulness. A truly great neighborhood is one in sync with your current lifestyle. Proxima offers great connectivity with highway, metro & local trains, Western & Central suburbs, South Mumbai, shopping malls, hospitals and schools. Add on to your happiness at the roof top indulgences including open air dolby theatre presenting for a very first time in Mumbai.

Welcome to world of 'nearby' – Proxima: Live Connected.

**0 min from Santacruz Chembur
Link Road (SCLR)**





Live Connected




Amar Mahal Junction
- 3 Min



Proposed Amar Mahal
Metro Station - 3 min



Chembur/Tilaknagar
Local
Less Than 5 min



Ghatkopar Metro
Less Than 10 min




Grocery
Less Than 2 min



Fashion
Shoppers Stop
Less Than 10 min



Hospital
Less Than 10 min



School
English Medium
Less Than 2 min





Lobby

A fully air conditioned lobby is like a front door. It is the first impression of its residents. That's why, we have used the best classic design elements – clean lines, luxury materials, attractive lighting, tempered with modern trends. The lobby will welcome all residents and guests with a sparkling chandelier, a cozy foyer with warm wood finish floors and a bouquet of blooms. This elegant entryway will set the tone for the rest of the building.



ROOFTOP
S3 CLUB
Rejuvenate Mind, Body & Soul

S3 Club

- Rooftop Private Dolby Theatre
- Terrace Garden
- Gymnasium
- Game Zone
- Yoga Corner
- Senior Citizen Zone
- Kids Zone
- Library
- Sitting Area
- Gazebo
- Guest Room



Gymnasium

Healthy Living gets absolute manifestation through state of the art fully air conditioned Gym that houses modern and sophisticated fitness equipments and fitness center. It consists of weights tools and exercise machines. The facilities ensures regular exercise for the residents, leading to many physical and mental health benefits.



Game Zone and Library

After a tiring day, a refreshing match of pool game or a brain teasing game of chess will surely give much needed break in life. The fully air conditioned game room houses modern engagement games like pool, chess, carom and others that comes handy as a stress busters.

Get entangled in a cosy corner with your knowledge books in the peaceful aura of Library.

Guest Room

What is more satisfying than treating our Guests with luxury and best of hospitality. The S3 Club offers fully equipped and comfortable Guest Rooms to house your precious Guests and relatives.



Elegant Interiors

The elegant design and adequate ventilations gives you a stunning interior with utilization of every inch of space right from a grand living room, pleasant bedrooms, exemplary kitchen and bathrooms with premium sanitary fittings



AMENITIES

FLAT FEATURES

Vitrified 3' X 3' flooring in the flat
Designers entrance door with ultra modern lock
imported moulded internal doors
Anodized sliding windows with sun control glasses
5 Track window with 2 track mosquito net
Mineral gypsum plaster
Plastic paint in entire flat
Master key concept

SECURITY FEATURES

Intercom connection in every flat
Video door phone in each flat
Fire fighting system
24 x 7 CCTV Camera in Building premises

COMMON FEATURES

Open air dolby theatre on terrace
Beautifully designed huge entrance lobby
Automated Mechanical Puzzle / Stack parking
Generator backup for lift, Water pump, Staircase light

KITCHEN FEATURES

Granite kitchen platform with 1 1/2 bowl S.S sink
& service platform
PVC body anti rust exhaust fan
Loft in Toilet / Bath

ELECTRICAL FEATURES

Concealed wiring with anchor roma
-or equivalent modular switches
A.C points in all rooms
Safety features like MCB & ELCB
Prewired internet & telephone connectivity

BATHROOM FEATURES

Antiskid rustic tiles in toilets
Designer full height dado in toilets
Wooden waterproof doors to toilets
Premium quality jaquar C.P fittings or equivalent
American standard or equivalent sanitary wares
Antirust PVC body exhaust fan in toilet
Geyser in each bathroom

BUILDING FEATURES

Attractive modern elevation
Attractive textured paint externally
High speed auto door sensor lifts
Earthquake resistant design
Club house, Gymnasium, Game Zone,
Rooftop Garden



3 High Speed Elevators

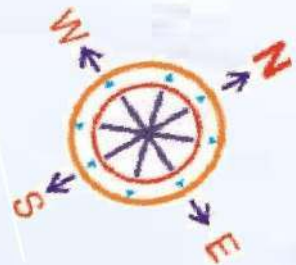


**Automated Mechanical
Puzzle / Stack parking**



Video Door Phone

LAYOUT PLAN



TYPICAL FLOOR PLAN



UNIT PLAN



UNIT PLAN



OUR FEW LANDMARK PROJECTS

Current



Sanghvi S3 EcoCity - Near Dahisar Check Post



S3 Club, Nr. Dahisar Check Post



Sanghvi S3 Paradise - Asangaon (Shahapur)



Sanghvi Jewel
Malad



Shree Mohankheda Heights
Ghodapdeo - Mazgaon



Sanghvi Nisarg - Lonavla



Sanghvi Heights
Wadala



S3 Legend
Tardeo

Forthcoming



S3 Parshva
Byculla



S3 Orion
Lower Parel



S3 Genex
Lower Parel

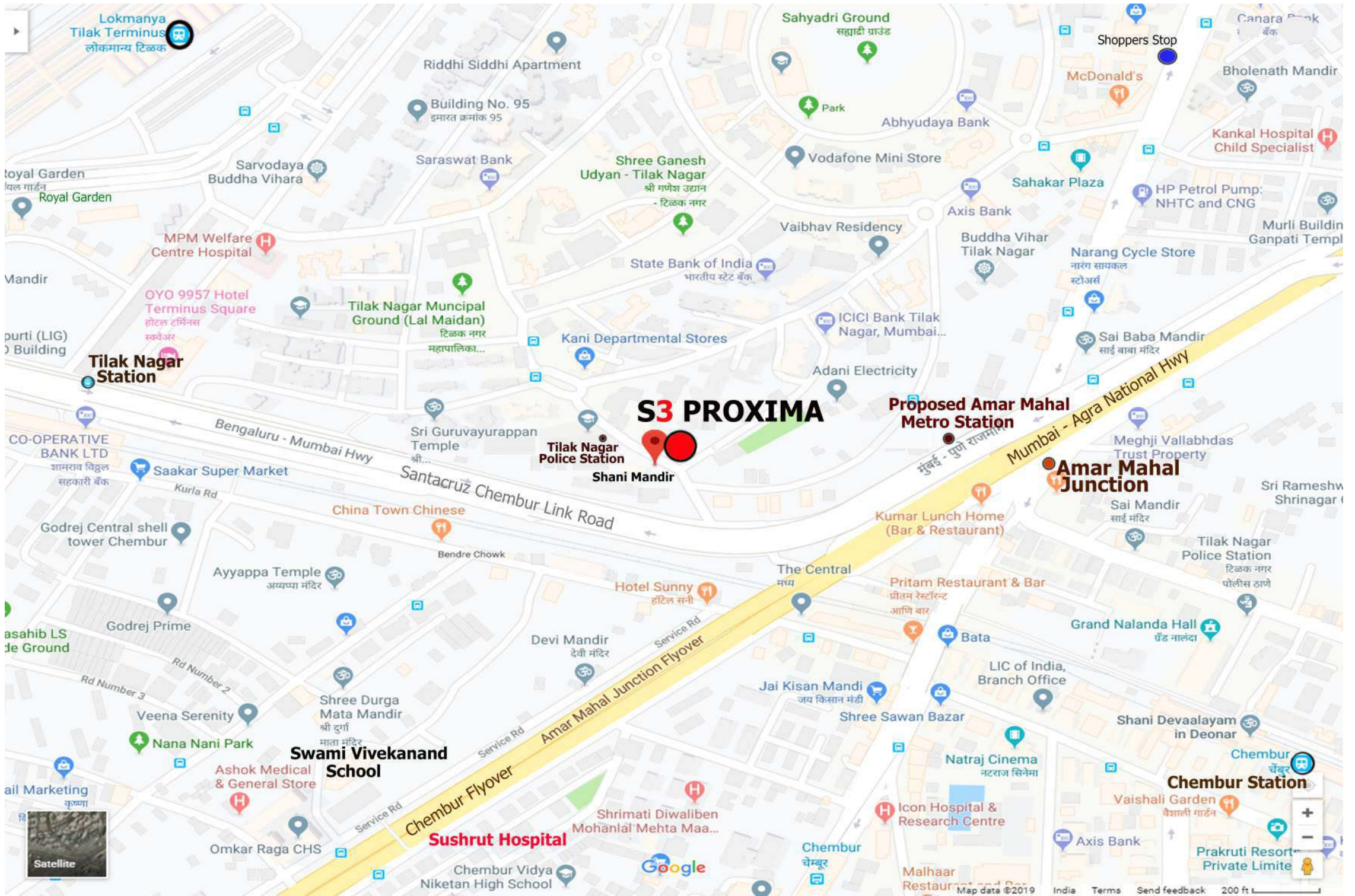


S3 SmartCity
Asangaon (Shahapur)



S3 SkyCiti
Dombivli

LOCATION PLAN





S3 FORMEET REALTORS LLP

Site Address:

S3 Proxima, Opp Tilak Nagar Police Station,
Shanta Jog Marg, Tilak Nagar, Chembur (W),
Mumbai - 400 089

Email: sales@sanghvis3.com

Web: www.sanghvis3.com

Call: 022-6820 5555 (100 Lines)

Corporate Address:

Sanghvi S3 Group, S3 Level, 7th floor,
Dhiraj Chambers, 9 Hazarimal Somani Marg,
Adjacent to Sterling Theatre, Near CSMT Station,
Fort, Mumbai - 400 001

Call: 022-6820 5555 (100 Lines)

Email: sales@sanghvis3.com Website: www.sanghvis3.com

Architects
Archo Consultants

Consulting Architects
Dilip Sanghvi Consultants

Structural Consultants
VMS Consultants Pvt. Ltd.

Advocates and Solicitors
IC Legal

MAHARERA Registration No. P51800021526

Disclaimer : Plans are subject to approval from competent authority. The contents of this brochure are purely conceptual and have no legal binding on us.
The Developer reserves the right to amend the layout, number of building, number of offices, elevation, colour schemes, specifications and amenities.