



CHEMBUR HIGH

PHASE I OF

45 ACRES • 2,000+ RESIDENCES • 1 GREAT ADDRESS

MAYBE IT IS TIME
WE LOOK AT THE

BIGGER PICTURE

A STATUS ADDRESS AT ONE OF THE MOST
WELL-CONNECTED SUBURBS IN MUMBAI
CHEMBUR.

MAYBE IT IS TIME
LIFE SAW A

WIDER CANVAS

A FINER LIVING AT A CULTURALLY RICH
& INTERESTINGLY ENDOWED LAND OF
CHEMBUR.



ARTIST'S IMPRESSION

PRESENTING



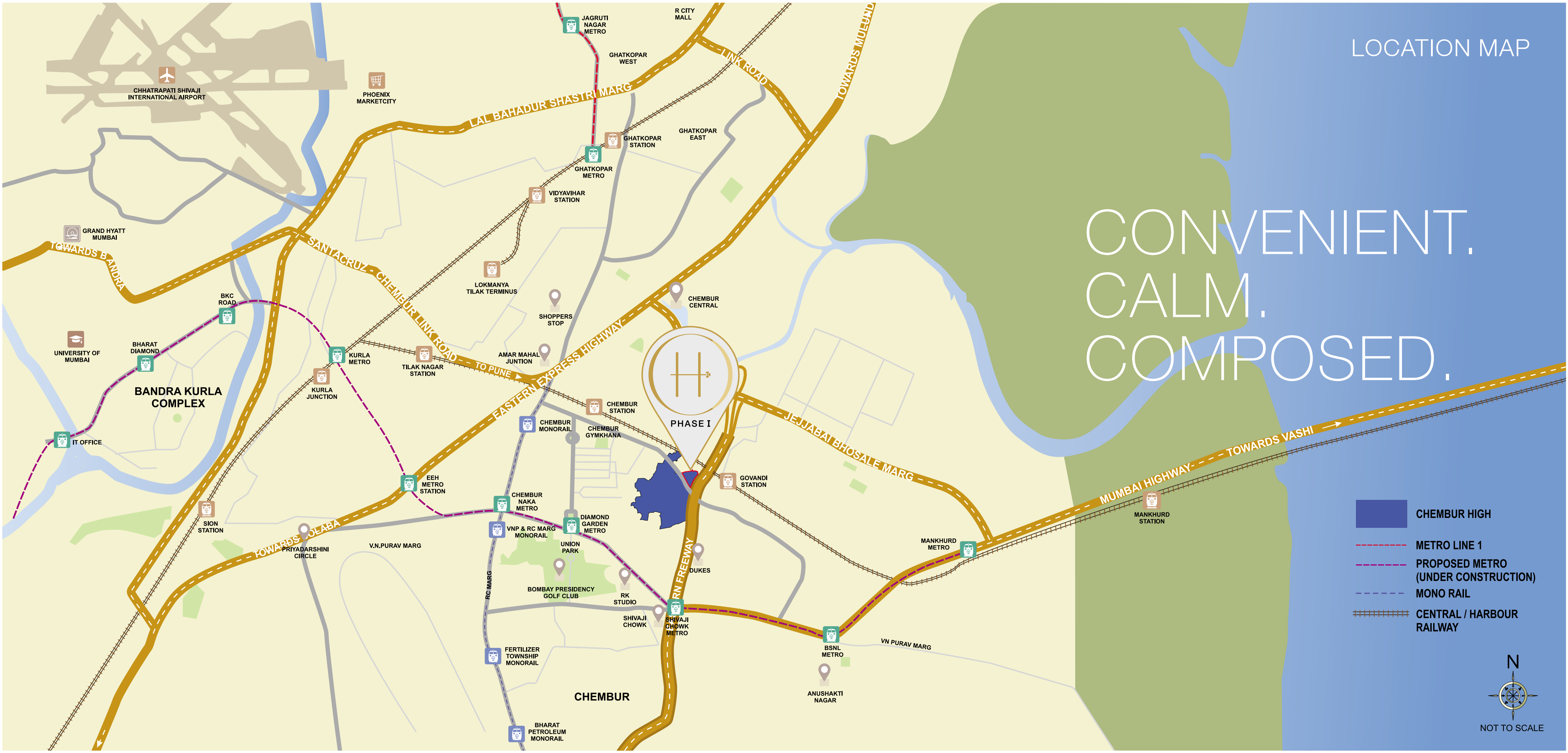
CHEMBUR HIGH






PHASE I OF

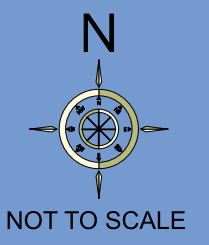
45 ACRES • 2,000+ RESIDENCES • 1 GREAT ADDRESS

A PROJECT BY  **CRYSTAL**
A MUKESH GROUP VENTURE

CONVENIENT.
CALM.
COMPOSED.



-  CHEMBUR HIGH
-  METRO LINE 1
-  PROPOSED METRO (UNDER CONSTRUCTION)
-  MONORAIL
-  CENTRAL / HARBOUR RAILWAY



HIGH ON CONNECTIVITY, CONVENIENCES & LIFESTYLE COMFORTS

DRIVE TO NAVI MUMBAI OR SOUTH MUMBAI IN NO TIME, BY ROAD

- TOUCHING TO EASTERN FREEWAY • EASTERN EXPRESS HIGHWAY - 2.3 KMS • SANTACRUZ - CHEMBUR LINK ROAD - 2.3 KMS • VASHI - 12 KMS • BKC - 7.9 KMS • FORT - 17.3 KMS

TRAVEL AS FAR AS VERSOVA OR WADALA BY METRO, RAILWAYS OR MONORAIL

- 5 MINUTES FROM CHEMBUR RAILWAY & MONORAIL, STATIONS • GHATKOPAR RAILWAY & METRO, STATIONS - 4.2 KMS

REACH BOTH MUMBAI AIRPORTS, WITHIN MINUTES

- DOMESTIC AIRPORT - 13.4 KMS & INTERNATIONAL AIRPORT - 11 KMS

MARKETS & SUPERMARKETS: FOOD BAZAR, A.P.MANI, SAHAKARI BHANDAR, RATNA SUPER MARKET & RELIANCE FRESH

EDUCATIONAL INSTITUTIONS: PRE-SCHOOLS: MT. LITERA, THE TREE HOUSE, SUNSHINE, THE LEARNING CURVE, WITH: & MORE. • SCHOOLS: GREEN ACRES ACADEMY, GREGORIOUS, O.L.P.S., SWAMI VIVEKANAND, ST. ANTHONY'S & MORE • COLLEGES: SWAMI VIVEKANAD ENGINEERING, VASANTDADA PATIL ENGINEERING COLLEGE AND SHAH & ANCHOR AS WELL AS SIES IS IN SION, SOMAIYA COLLEGE IN GHATKOPAR, ET AL.

MEDICAL FACILITIES: HOSPITALS: SURANA SETHIA, ZEN MULTI-SPECIALTY HOSPITAL, RUSHUBH EYE-CARE, JOY & MORE • SURROUNDED BY RENOWNED DOCTORS, PAEDIATRICIANS AND SPECIALISTS FOR EVERYTHING UNDER THE SUN

BANKS: AMPLE BANKS & ATM'S IN THE VICINITY.

SACRED ZONES: AHOBILA MATH, SAI MANDIR, BHULINGESHWAR TEMPLE, JAIN DERASAR & O.L.P.S. CHURCH

MALLS, MOVIES & ART: CUBIC MALL • K.STAR • R.CITY PHOENIX MARKET CITY • FINE ARTS CULTURAL SOCIETY

FINE DINE & LOUNGES: TEA & COFFEE – BARISTA, CAFÉ COFFEE DAY, THE TEA VILLA, LE CAFE
• RESTAURANTS – JEWEL OF CHEMBUR, ORCHIDS, ORNAMENTS, GRAND CENTRAL, YOKOS, ETC.
• LOUNGES – ASTRIX, BLEND-N'-BREW, WILD ORCHIDS.

CLUBS & GYMKHANAS: THE GOLF PRESIDENCY CLUB • ACRES CLUB • CHEMBUR GYMKHANA



ARTIST'S IMPRESSION

IT IS TIME TO GET HIGH ON LIFE

3 TOWERS | 22 STOREYS EACH | LANDSCAPED PODIUM GARDEN | 2 BASEMENTS - CAR PARKING

ABODES THAT MAKE YOU FEEL LIKE

YOUR HIGHNESS

SPACIOUS 1 & 2 BHK AIR-CONDITIONED APARTMENTS



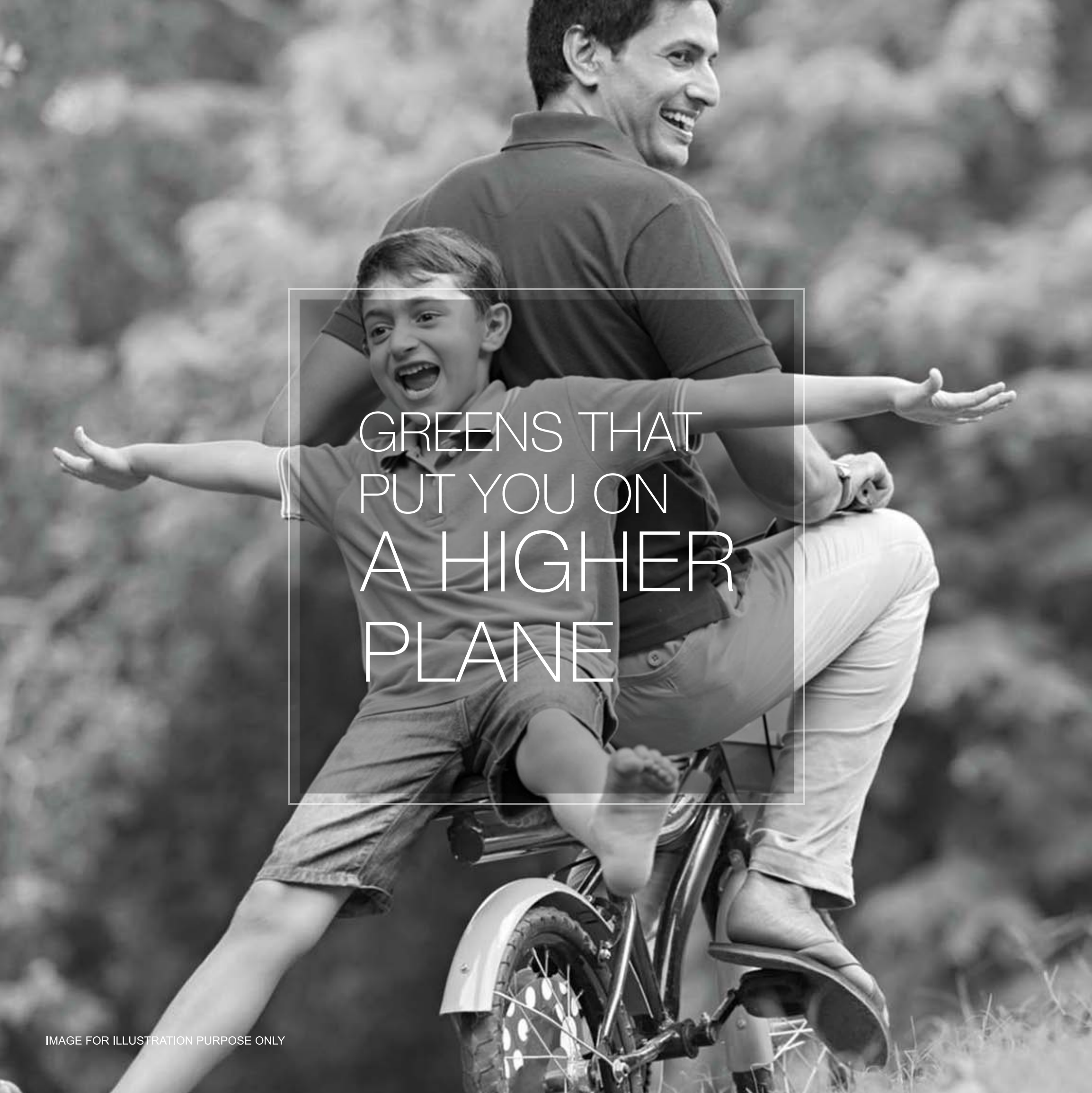
A REFELCTION OF LUXURY IN EVERY

NOOK & TURN

PREMIUM FINISHING & FIXTURES IN EVERY ABODE



IMAGE FOR ILLUSTRATION PURPOSE ONLY



GREENS THAT
PUT YOU ON
A HIGHER
PLANE

DESIGNER LANDSCAPED
GARDEN THAT INCLUDES

- LANDSCAPE GARDEN
- SENIOR CITIZEN SEATING SPACE
- KIDS PLAY AREA
- AMPHITHEATER
- ROCK CLIMBING WALL
- MULTI PURPOSE SMALL COURT
- JOGGING / WALK WAY
- REFLEXOLOGY PATH

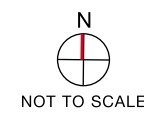
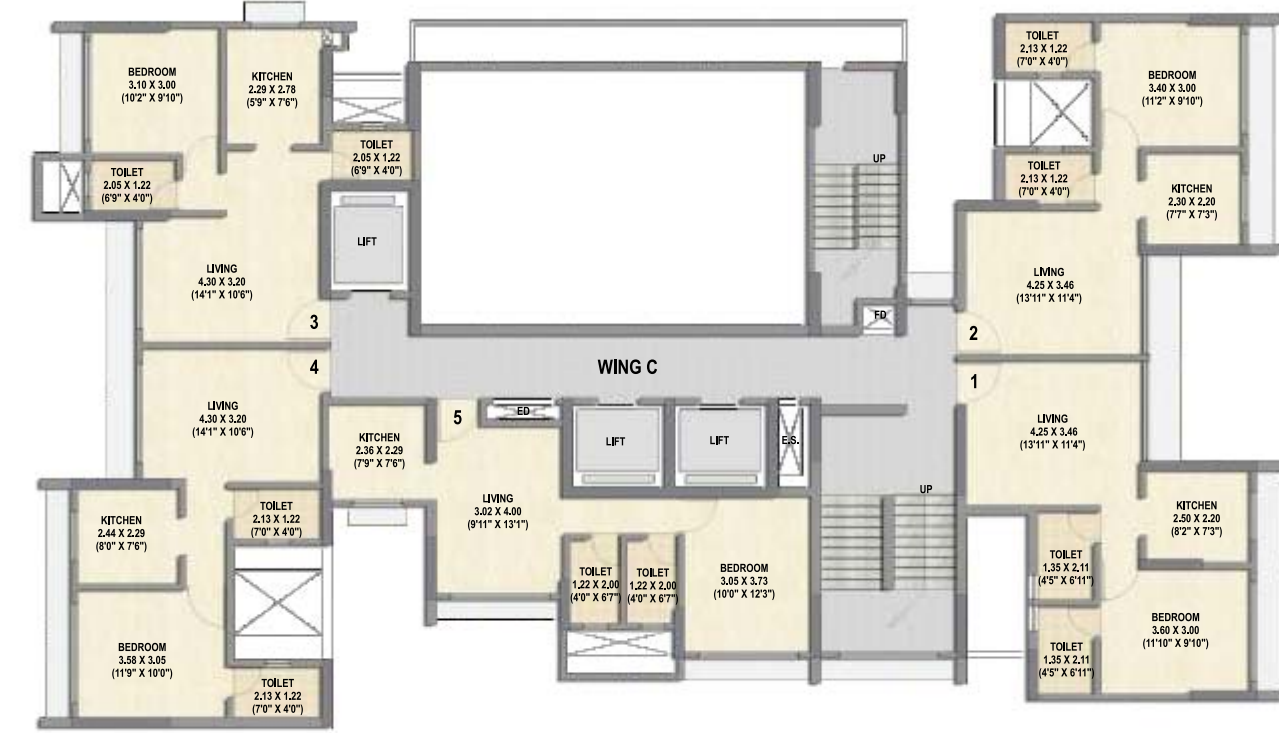
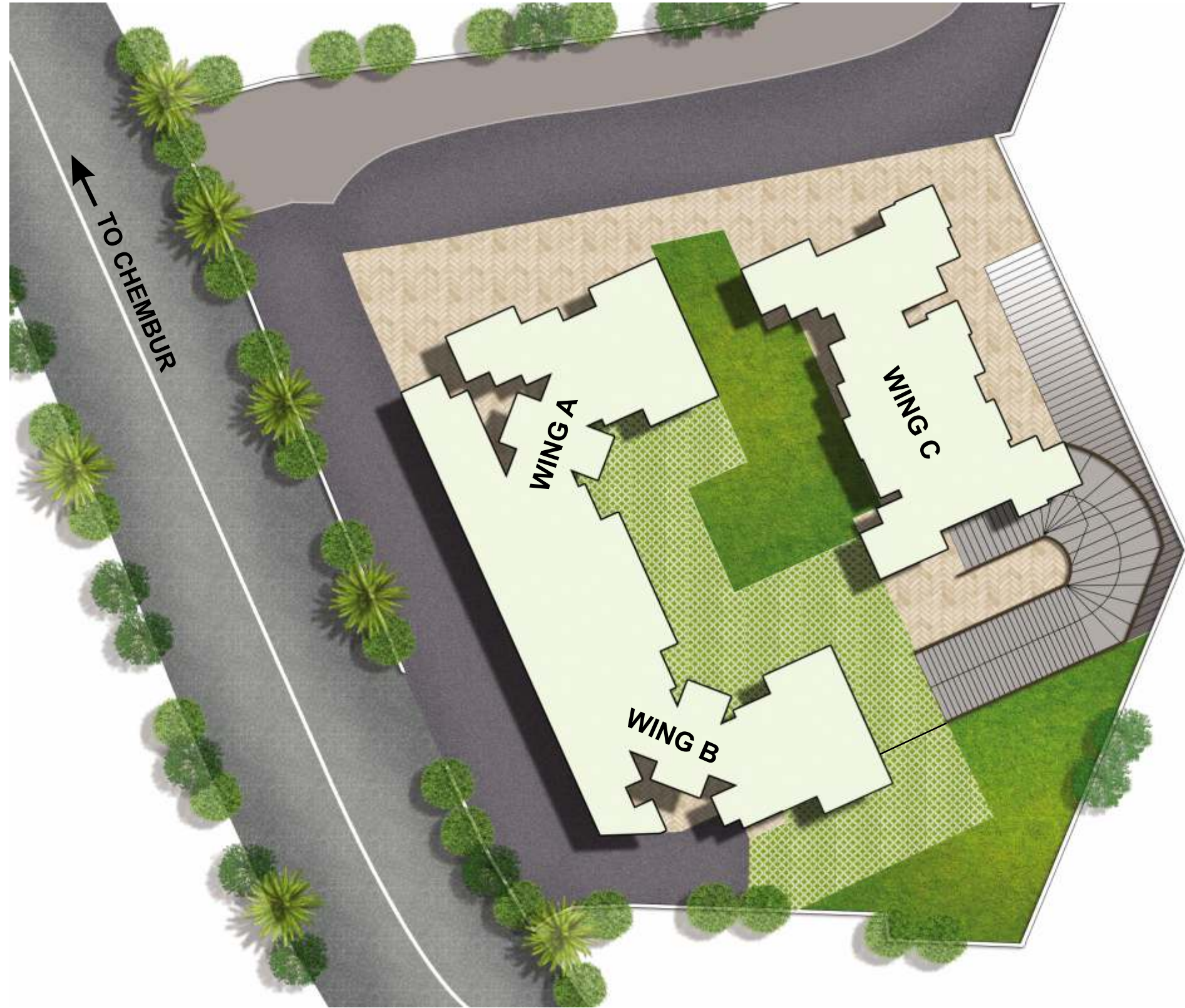


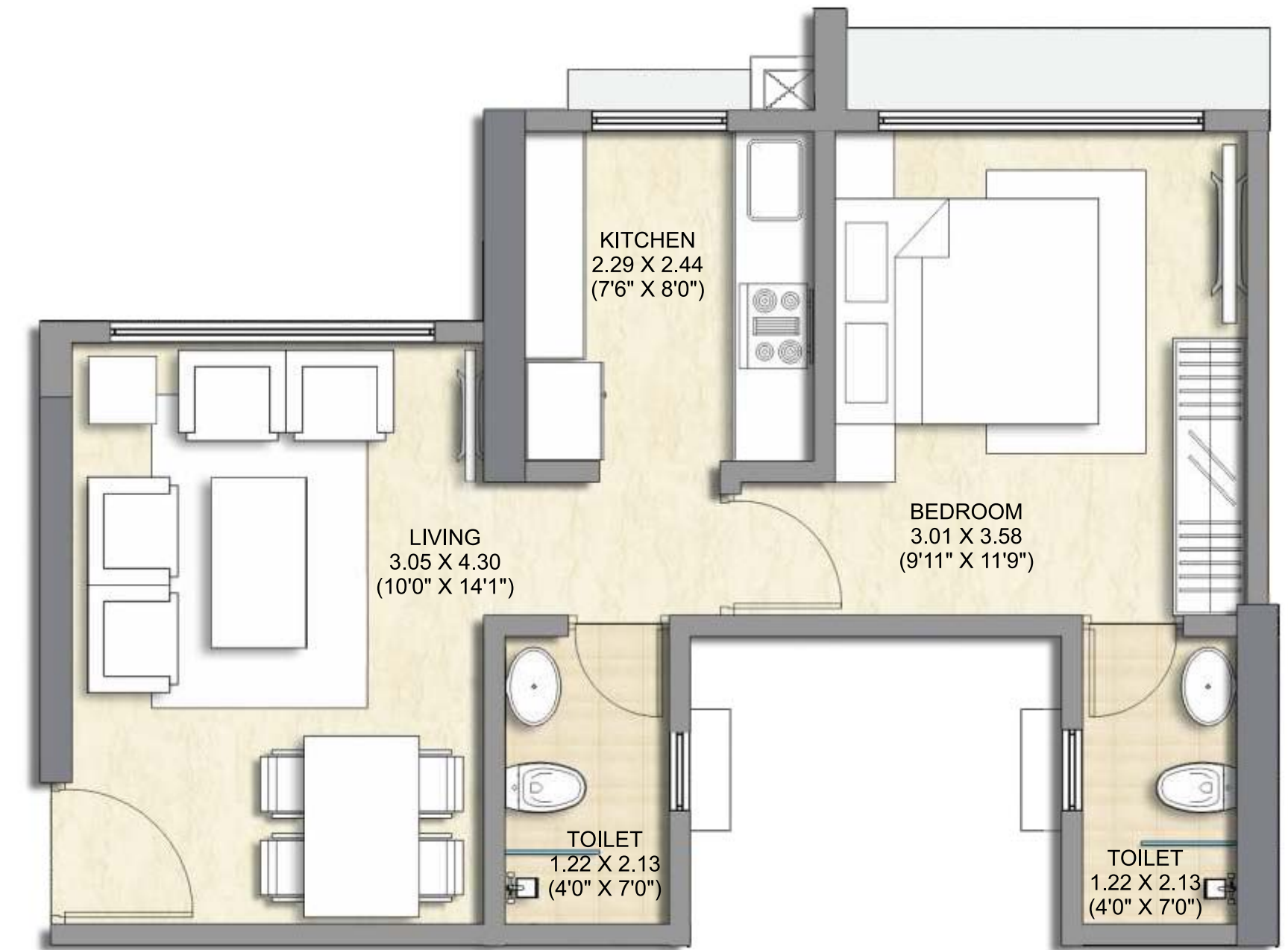
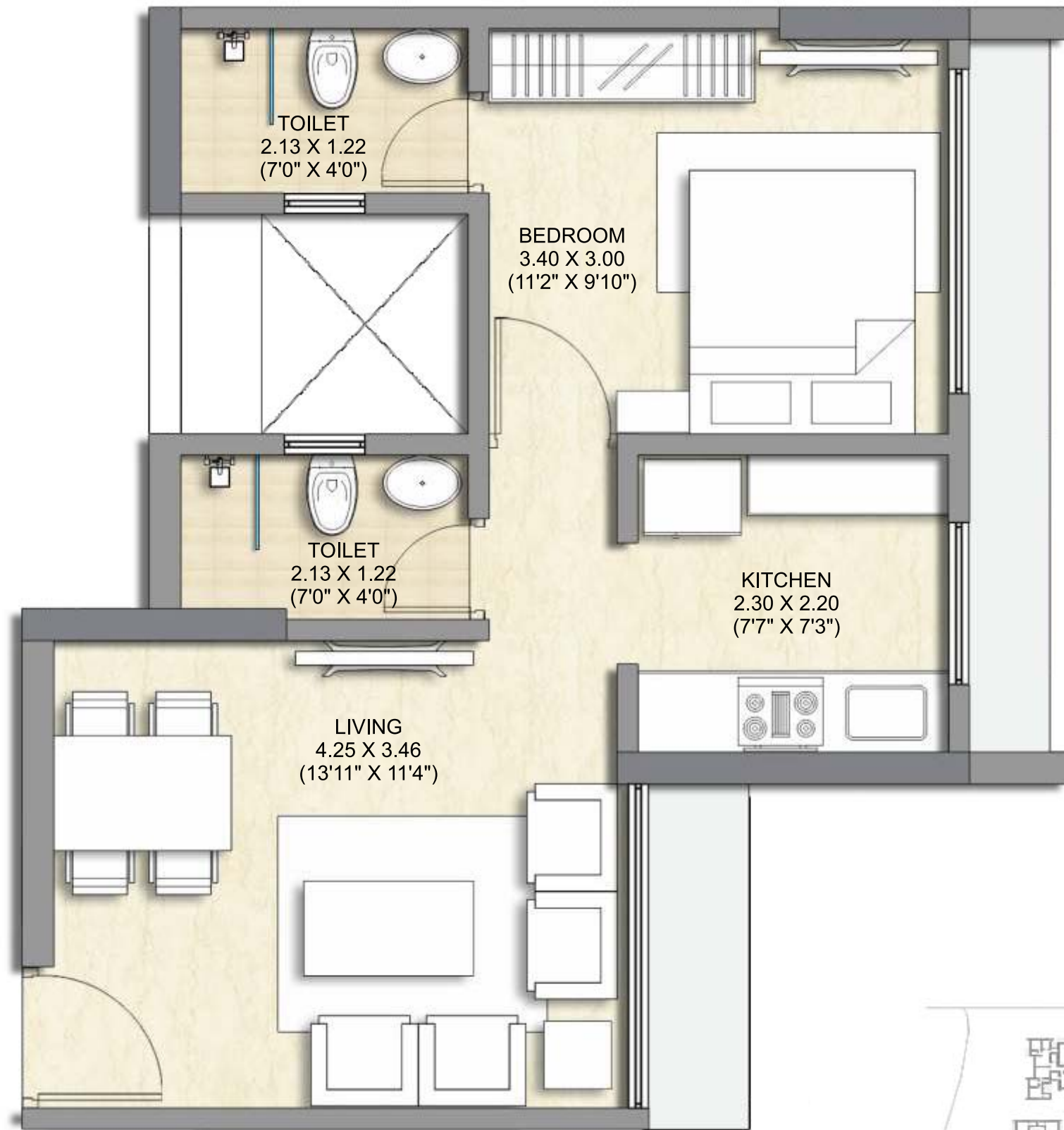
SURROUND
YOURSELF WITH
HIGH-END
LUXURY

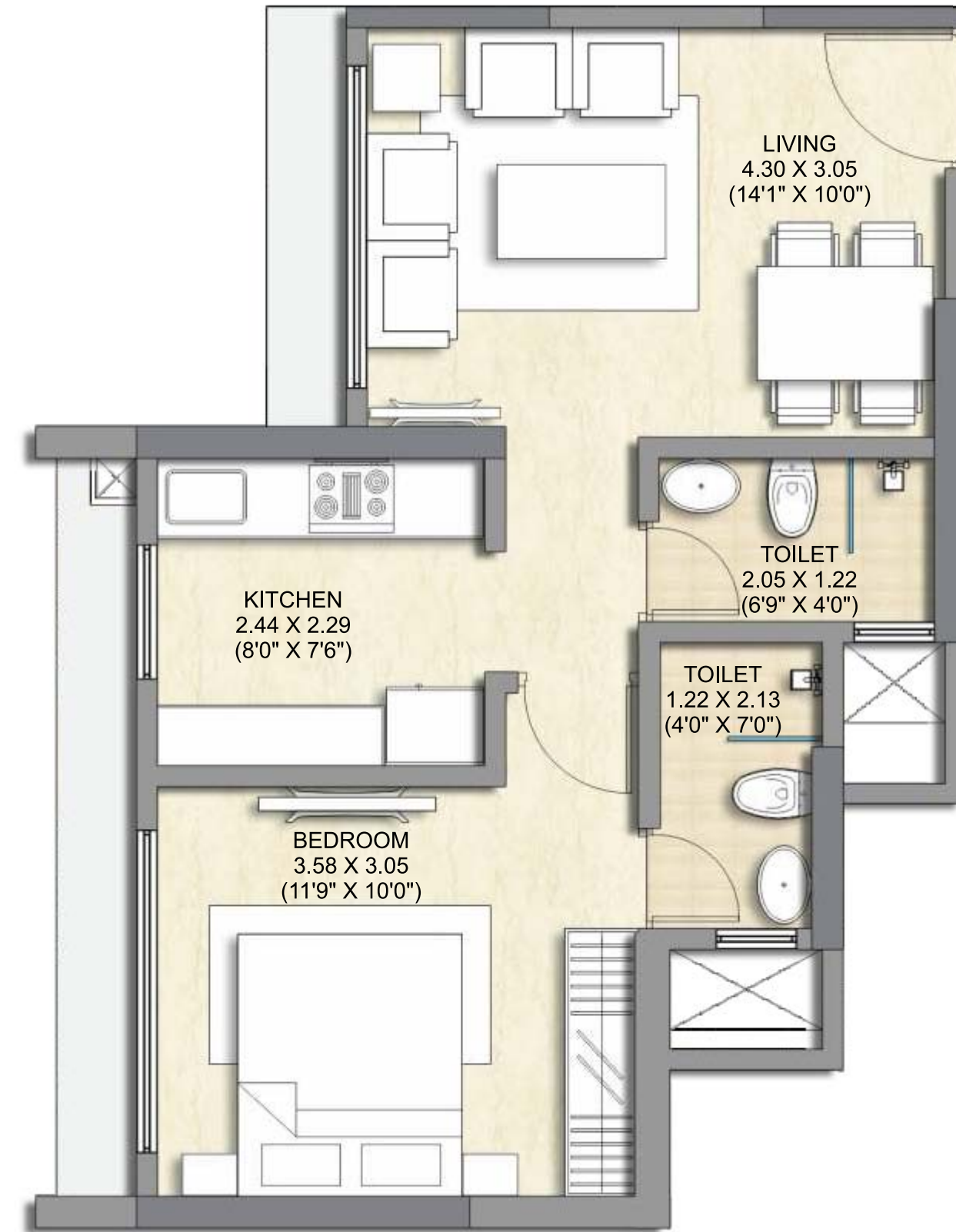
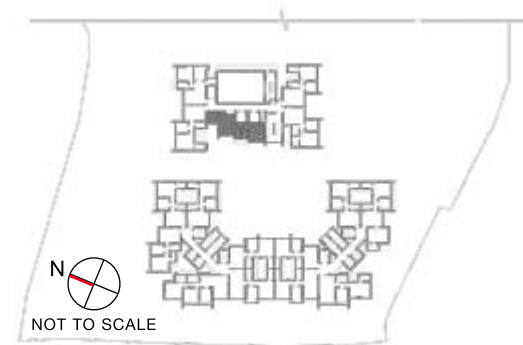
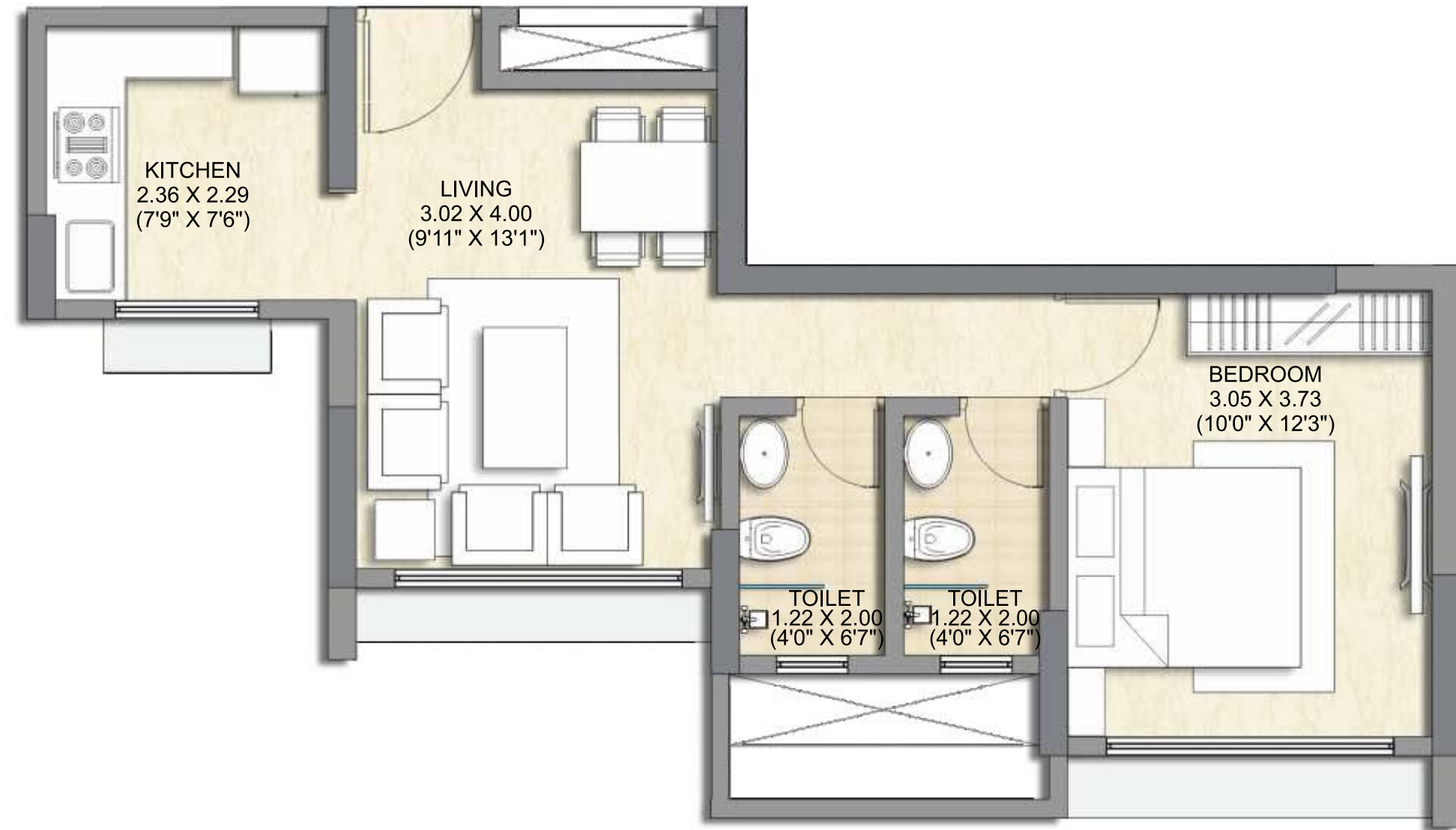
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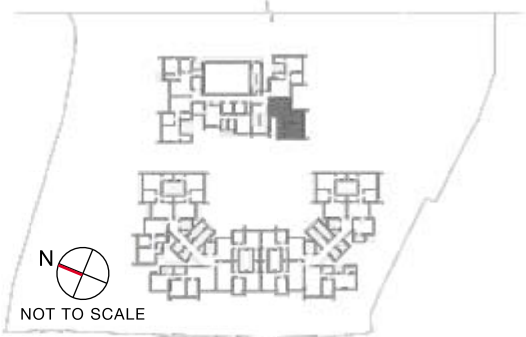
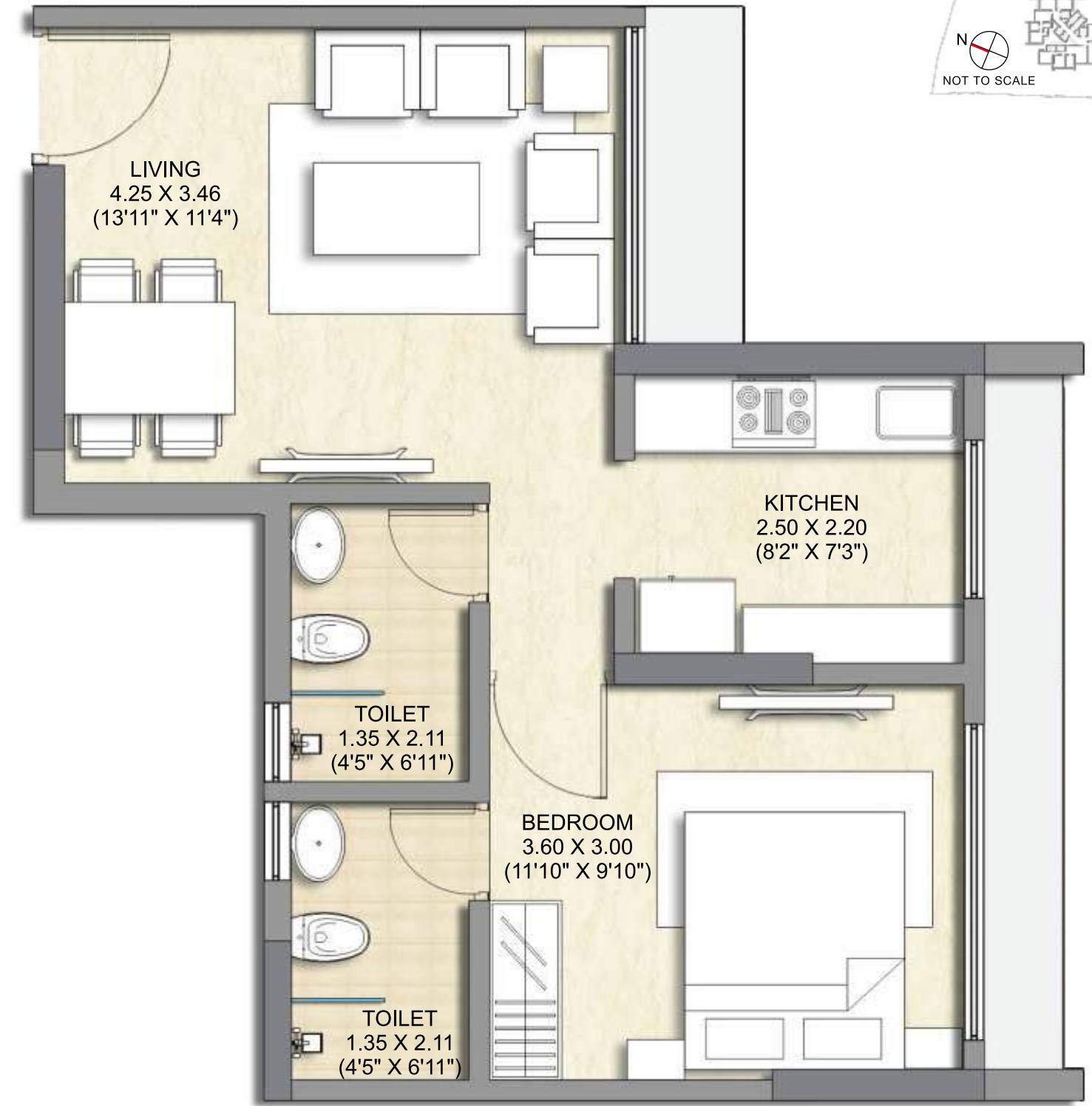
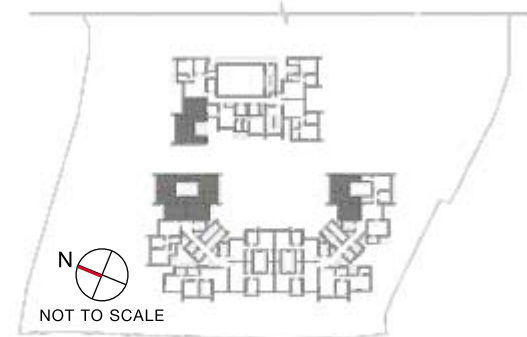
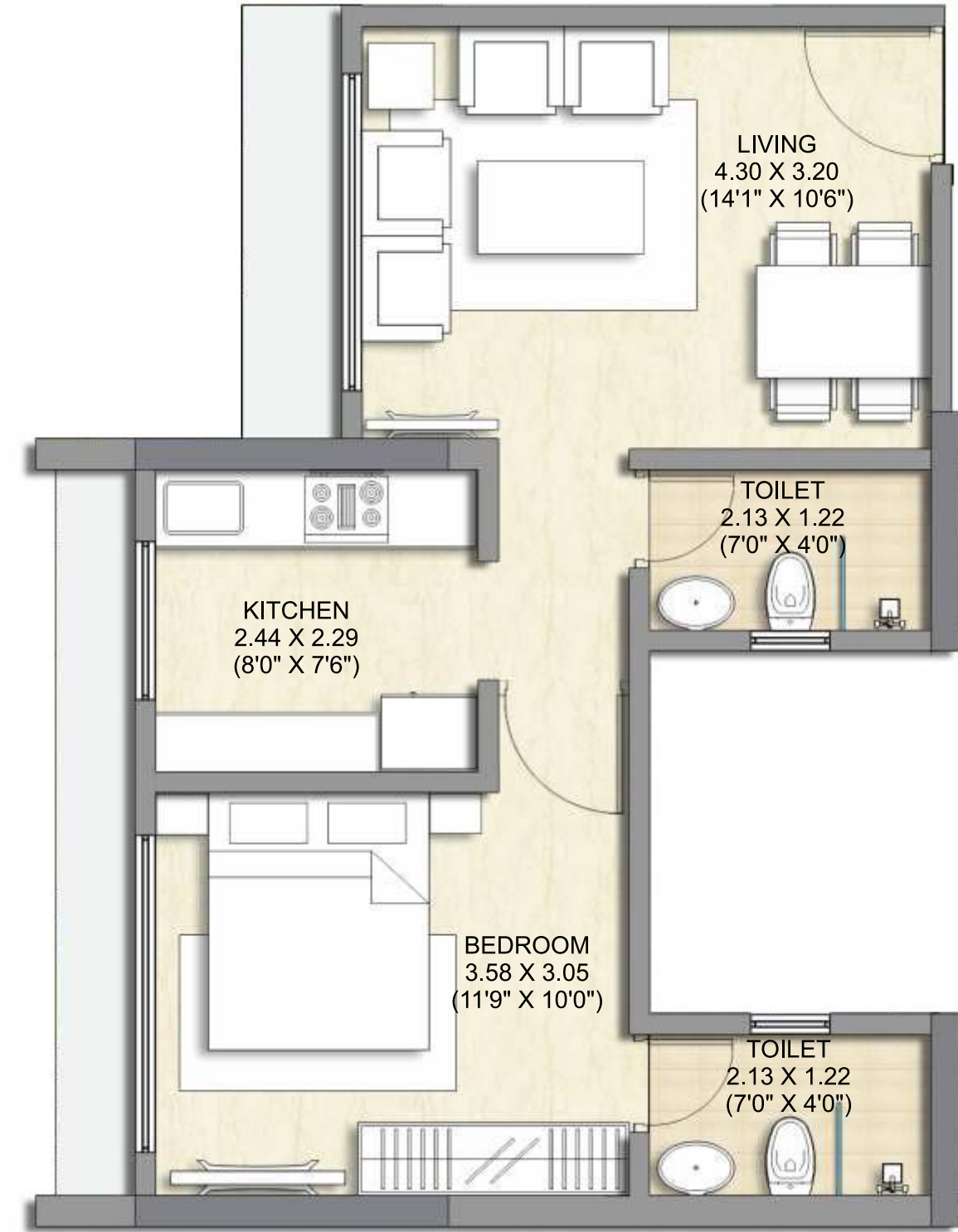
ELEVATED TOWER
FEATURES

- GRAND ENTRANCE LOBBY
- 3/4 HIGH-SPEED ELEVATORS
- PARKING ACROSS 2 BASEMENT LEVELS
- MODERN SECURITY



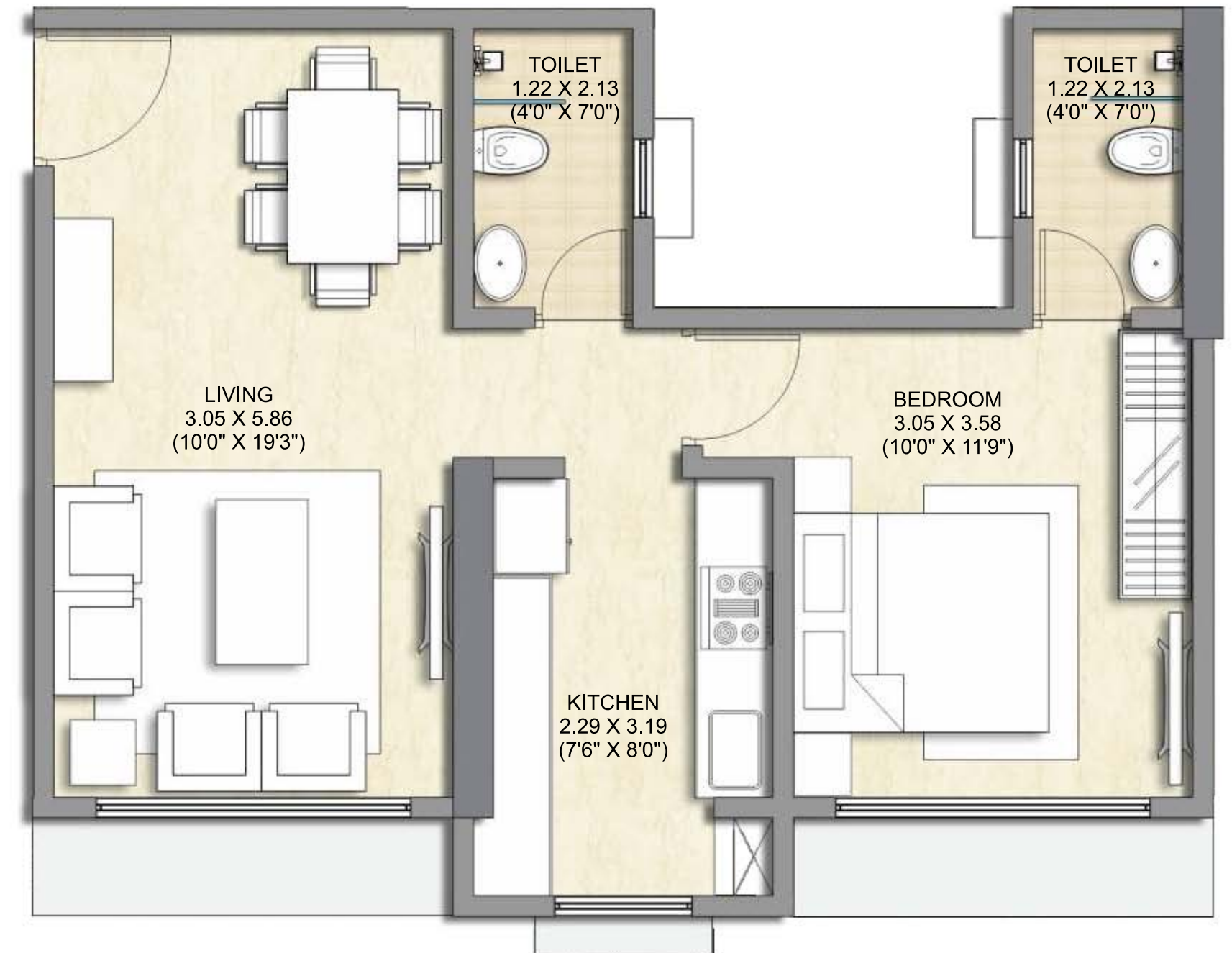
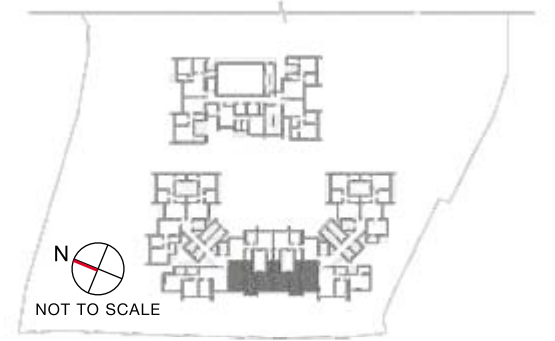
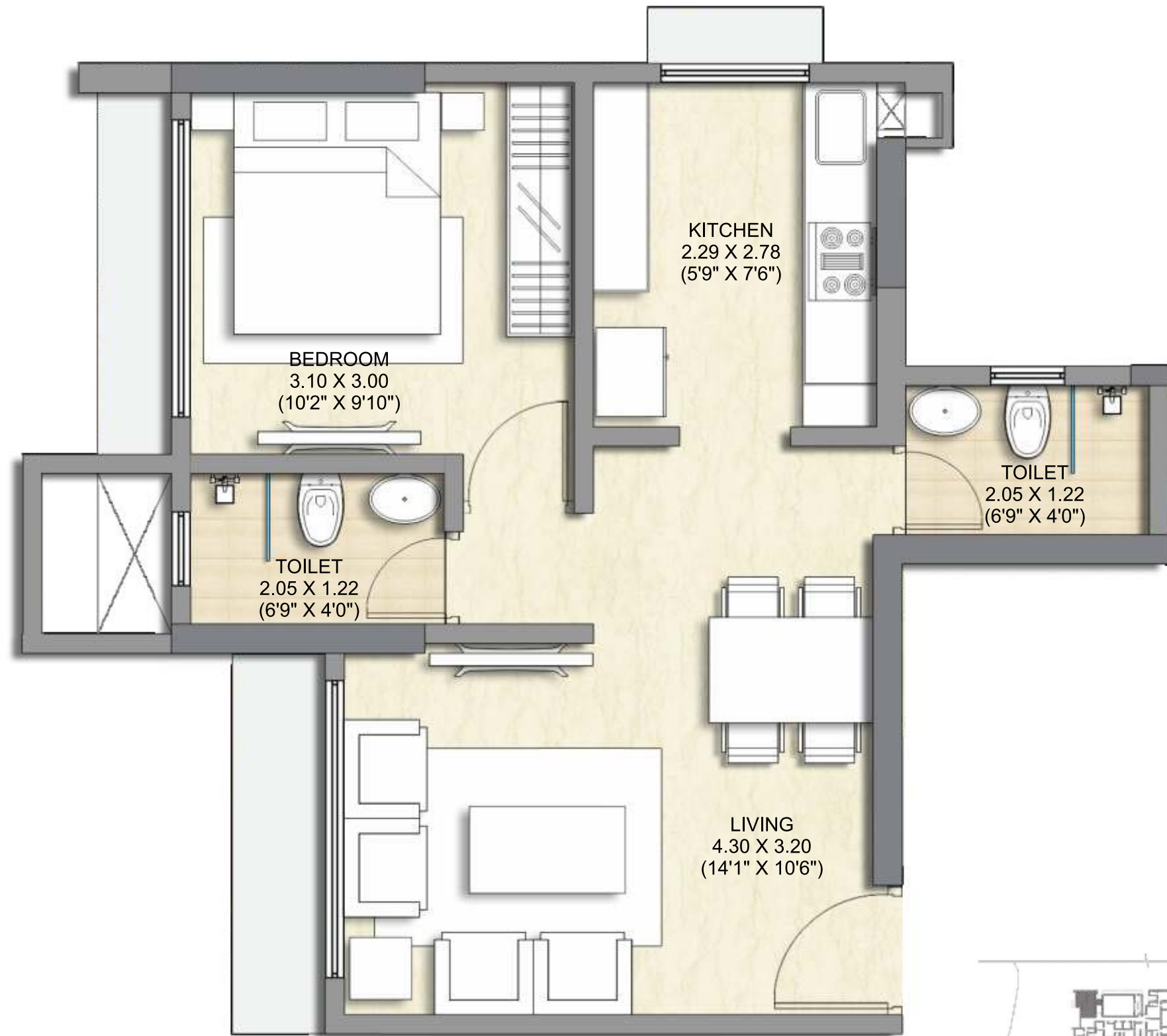






UNIT PLAN - 1 BHK (436 SQ. FT. / 40.505 SQ. MT.)

UNIT PLAN - 1 BHK (493 SQ. FT. / 45.8 SQ. MT.)



PROJECT SPECIFICATIONS

APARTMENT FEATURES OF 1 BHK

- Well planned 1 and 2 BHK apartments with ample light & ventilation
- Air condition in living room and master bed room
- Spacious Living room with virtual segregation of living and dining space
- Vitrified tile flooring in all rooms
- Gypsum finished wall with acrylic paint
- Cable TV, Telephone point in all rooms
- Concealed copper wiring with ISO Certified / equivalent accessories

DOORS, WINDOW & RAILING

- Single leaf main door laminate finish on both sides
- Internal doors laminate finish on both the sides
- Wide windows for maximum light and air ventilation
- Powder coated aluminum sliding windows
- Granite Sill in all windows

KITCHEN

- Well planned ventilated kitchen
- Main and Service platform to maximize the storage space

- Dedicated space with provision for refrigerator and washing machine
- Tile dado above the platforms for easy cleanliness of wall
- Stainless steel sink
- Provision for water purifier and exhaust fan
- Provision for piped gas

BATHROOM FEATURES

- Three fixtures bathrooms (Shower, wash basin and WC)
- Anti skid tile flooring in master bath room and common bath room
- Designer tile dado in master bath room and common bath room
- Branded CP fittings sanitary ware
- Concealed plumbing
- Provision for geyser
- Water proofed treated bathroom floors

BUILDING FEATURES

- Grand entrance gate of the complex to enhance arrival experience
- Contemporary elevation with optimum usage of glass

- Three/four high speed stainless steel finished elevators
- Designer naturally ventilated entrance lobby and typical floor lift lobbies
- Vitrified tile flooring in typical floor common areas and entrance lobby
- Designer tile dado in lobby area for ease of maintenance
- Naturally ventilated staircase for fire evacuation
- Exclusive Electrical and fire fighting ducts
- Wash room facility for service staff and security guards on ground floor
- Society office
- 100% power back up for one elevator in each building and common areas

SAFETY FEATURES

- Seismic resistant structure
- Fire Sprinkler in each typical floor lift lobby and car parking spaces
- Fire hydrant along with fire control and fire alarm system
- 24 X 7 manned security

RECREATIONAL FEATURES

PODIUM GARDEN

- Landscape garden
- Senior citizen seating space
- Kids play area
- Amphitheater for various festival celebration
- Rock climbing wall
- Multi purpose small court
- Jogging / walk way
- Reflexology path

LOCATION HIGHLIGHTS

- 5 Minutes from Chembur Railway & Monorail, Stations
- Off Eastern free way leads to approx. 17 min driving distance to CST station
- At 10 min walking distance to Shivaji Chawk proposed metro station located along Dahisar Mankhurd Metro railway (longest route) passing through BKC
- Domestic Airport - 13.4 kms & International Airport - 11 kms
- Prominent school, colleges, hospital and shopping destination located in radius of 3 kms

A NAME TO RECKON WITH



THE VISION OF EXCELLENCE. A PASSION OF PERFECTION.

WITH A BELIEF THAT 'PRODUCT AND DESIGN INNOVATION IS A SEAMLESS PROCESS THAT CREATES A ROADMAP TO EXCELLENCE', THE CRYSTAL GROUP IS ONE OF THE FASTEST GROWING REAL ESTATE DEVELOPERS WITH PRIME PRESENCE IN MUMBAI, TODAY.

THE GROUP IS RENOWNED TO CREATE OPULENT SPACES THAT EPITOMIZE THE PINNACLE OF LUXURY, SINCE ITS INCEPTION IN THE NINETIES.

BACKED BY A STRONG LEGACY, CUSTOMER-CENTRIC APPROACH AND A COMMITMENT TO HIGH QUALITY STANDARDS, THE GROUP IS ONE OF THE MOST RESPECTED AND TRUSTED REAL ESTATE BRANDS, IN THE BUSINESS. CURRENTLY, IT HAS DEVELOPED over a MILLION SQUARE FEET OF SPACE IN MUMBAI, THAT ARE TRULY A CLASS APART.

ON-GOING LANDMARKS:

- ATLANTIS, LOKHANDWALA
- CRYSTAL POSH, SION
- 9 CRYSTAL, GHATKOPAR
- CHEMBUR CENTRAL, EASTERN EXPRESS HIGHWAY
- CHANDIVALI, ANDHERI (EAST)

UP-COMING PROJECTS:

- WALKESHWAR
- GHATKOPAR
- MULUND

— A PROJECT BY —



CRYSTAL
A MUKESH GROUP VENTURE

Sterling Buildcon Pvt. Ltd.

Site Add.: N.G. Acharya Marg, Adjacent to Eastern Freeway, Chembur Govandi Road, Chembur (East), Mumbai 400 071.

Call: 80978 40021 / 81698 61177

Disclaimer: "All plans, drawings, amenities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval of the respective authorities. All pictures, plans and views of building and apartments are artist's impression. The developers reserve the right to make changes at their sole discretion without prior notice obligation in the interest of the project. All written communication refer to the carpet area in sq. ft. for ease of reference the same can be converted to metric scale with conversation ratio of 1 sq.mt. = 10.764 sq.ft. and 1 meter = 3.28 feet. The carpet area of the flat mentioned is as per definition mentioned in "Maharashtra Real Estate Regulatory Authority (MahaRERA), vide Notification No. 23 dated 8 March 2017. Phase 1 is a part of proposed 45 acre of total development subject to approval from the authorities.