

AURIS
ILARIA

NEXT-GEN LIVING



Transcon
Art of Transforming



SHETH CREATORS
Envisioning Landmarks



Artist's Impression

FROM THE CREATORS OF
INDIA'S 7TH TALLEST SKYSCRAPER

AURIS SERENITY IS THE TALLEST AND LARGEST RESIDENTIAL ADDRESS IN MALAD,
WITH BREATHTAKING SEA VIEWS AND THE PROMISE OF A MODERN,
SERENE LIFESTYLE RIGHT IN THE HEART OF THE CITY'S BEAT.



TRANSCON IS A SUSTAINABILITY-FOCUSED DEVELOPER WITH A PROMINENT HISTORY OF DEVELOPING MODERN PROJECTS WITH GLOBAL STANDARDS. WITH A HISTORY OF FUTURISTIC PROPERTIES DOTTING SKYLINES ACROSS INDIA, THE BRAND COMBINES CREATIVE DESIGN WITH HONEST, FUNCTIONAL ENGINEERING TO BRING WORLD-CLASS SPACES TO INDIA.

SHETH CREATORS IS A LEADING REAL ESTATE COMPANY, SYNONYMOUS WITH BUILDING LUXURIOUS AND LANDMARK PROJECTS.

IN A RECORD SPAN OF 26 YEARS, THE GROUP HAS BEEN AT THE HELM OF 60 MIXED USE DEVELOPMENTS (COMPLETE AND ONGOING), 18000 HOMES AND HAVE DEVELOPED 20 MILLION SQUARE FEET RESIDENTIAL, COMMERCIAL AND RETAIL PROJECTS IN INDIA AND ABROAD.



Representative Image



Representative Image

AWARD WINNING DEVELOPER WITH OVER 33 NATIONAL AND INTERNATIONAL AWARDS.

- Most Luxurious Residential Project of the Year - Auris Serenity The Rising Leadership Awards 2017
- Most Admired Ultra-Luxury Project – Residential Beaumonte The Rising Leadership Awards 2017
- Best Premium Apartments – People’s Choice Beaupride The Rising Leadership Awards 2017
- Best Intergrated Township of the Year - Vasant Oasis The Rising Leadership Awards 2017
- Developer of the Year – Residential Beaumonte CMO Asia Awards 2016
- Developer of the Year – Luxury Beaumonte CMO Asia Awards 2016
- Times Realty Icons Award Beaumonte 2016
- Most Admired Upcoming Project of the Year - Auris Serenity CMO Asia Awards 2016

Presenting

AURIS
ILARIA

NEXT-GEN LIVING

STYLISHLY DESIGNED CONTEMPORARY

1 & 2 BED RESIDENCES FOR MODERN LIVING.

HOME TO A HOST OF 35+ MODERN LIFESTYLE

INDULGENCES WITH AN UNRIVALLED LEVEL OF

CHOICE. LOCATED IN THE PRIME NEIGHBOURHOOD

OF MALAD WEST, IT OFFERS THE BEST OF

SUBURBAN MUMBAI WITHIN A SHORT DISTANCE.

WELCOME TO PEACEFUL HOMES, IN THE HEART OF

A FAST-PACED CITY, SURROUNDED WITH

EVERYTHING YOU NEED.



Artist's Impression



Representative Image

AURIS ILARIA OFFERS BEAUTIFULLY PLANNED RESIDENCES, KEEPING IN MIND THE
MODERN-DAY REQUIREMENTS OF A NEW-GENERATION FAMILY.

- EFFICIENTLY PLANNED HOMES
- MAXIMUM UTILIZATION OF SPACE
- 35+ LIFESTYLE EXPERIENCES
- STRATEGICALLY LOCATED IN THE HEART OF MUMBAI

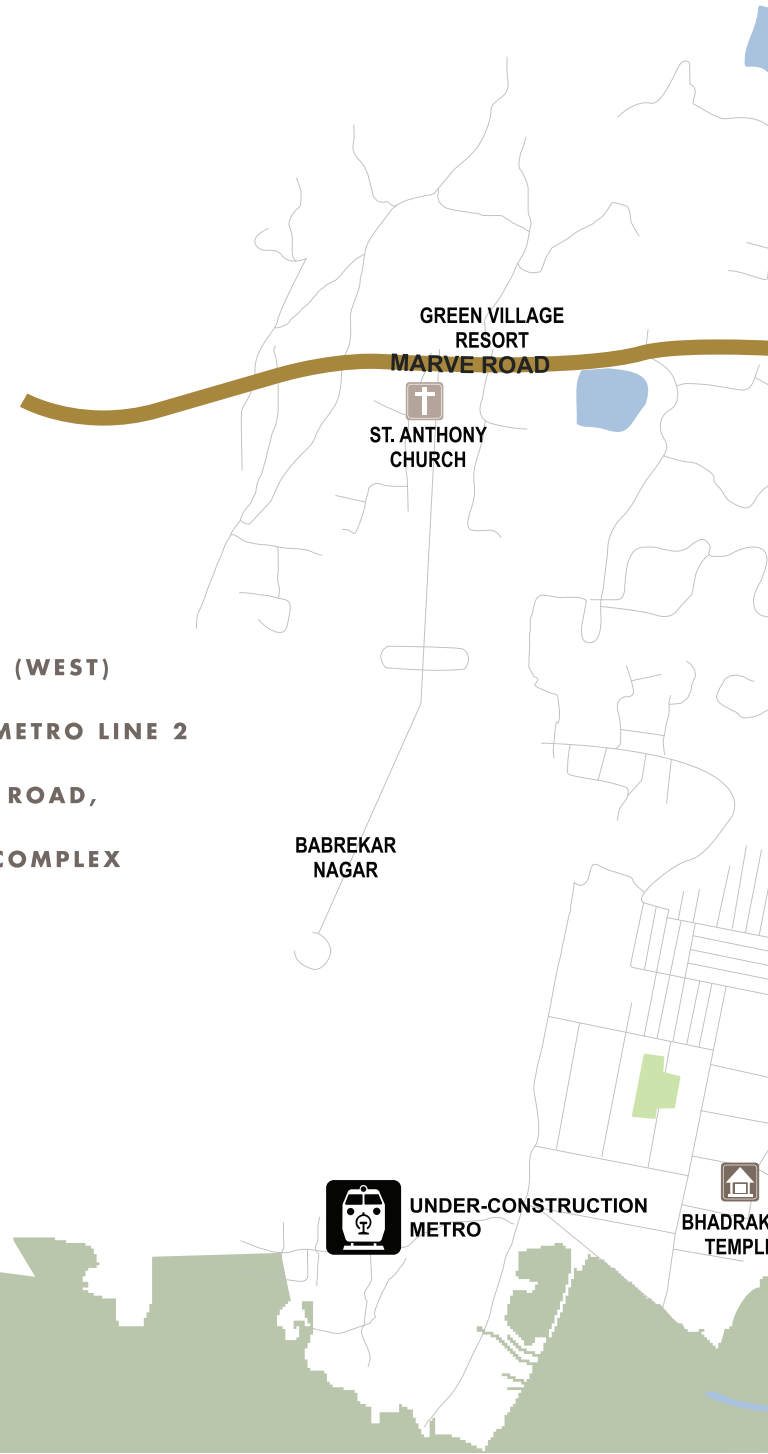


THE BEST OF MUMBAI,
IN JUST A FEW MINUTES.

AURIS ILARIA IS LOCATED IN THE PRIME NEIGHBOURHOOD OF MALAD WEST,
A LOCALITY KNOWN FOR UNPARALLELED RETAIL AND ENTERTAINMENT OPPORTUNITIES.
LOCATED WITHIN MINUTES OF MAJOR BUSINESS PARKS AND OFFICE COMPLEXES. THE PROJECT'S LOCATION
ALLOWS ITS RESIDENTS TO ENJOY THE BEST OF BIG CITY LIVING, WITH NONE OF THE STRESS.

LOCATION MAP

**PROPOSED COASTAL ROAD FROM MALAD (WEST)
UNDER-CONSTRUCTION METRO STATION ON METRO LINE 2
PROPOSED ROAD CONNECTING MARVE ROAD,
MALAD WITH CHARKOP TOUCHING THE COMPLEX**







■ CONNECTIVITY

WESTERN EXPRESS HIGHWAY - **6KM | 16 MIN**

KANDIVALI - **2KM | 12 MIN**

MALAD - **2KM | 9 MIN**

GOREGAON - **4KM | 17 MIN**

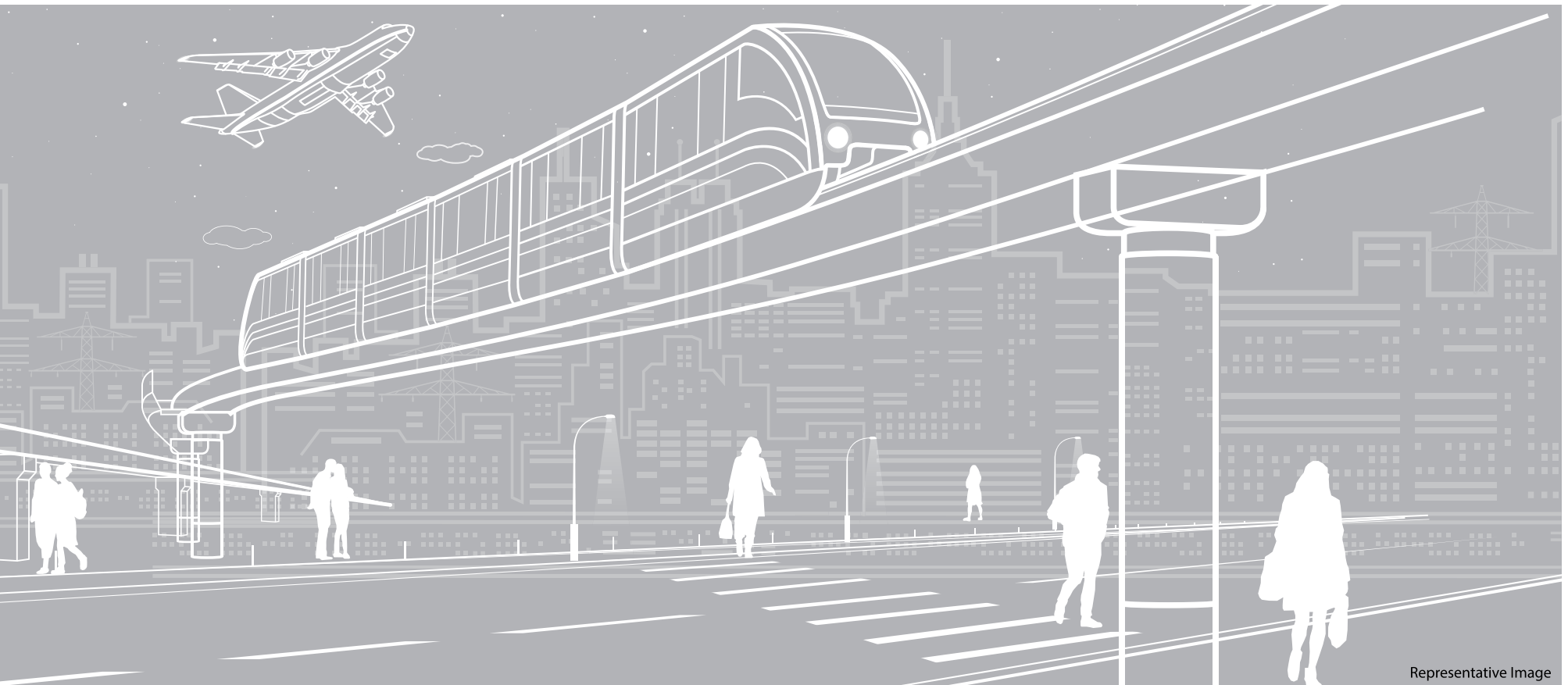
■ IN AND AROUND

RAJIV GANDHI UDYAN PUBLIC PARK - **1.2KM | 5 MIN**

SIGREE GLOBAL GRILL - **1KM | 5 MIN** - UNCLE'S KITCHEN - **0.5KM | 3 MIN**

STACKS AND RACKS - **1.4KM | 6 MIN** | JOEY'S PIZZA - **1.8KM | 8 MIN**

LANDMARK RESTAURANT - **1KM | 4 MIN** | AKSA BEACH - **7.5KM | 23 MIN**



Representative Image

■ INFRASTRUCTURE

GOREGAON SPORTS CLUB - **1.3KM | 6 MIN** | BMC Football Ground - **1KM | 4 MIN**

INFINITI MALL - **1KM | 5 MIN** | INORBIT MALL - **2.5KM | 9 MIN** | EVERSHINE MALL - **1.6KM | 7 MIN**

CARMEL OF ST. JOSEPH SCHOOL - **1KM | 4 MIN** | RYAN INTERNATIONAL SCHOOL - **1KM | 5 MIN**

OBEROI INTERNATIONAL SCHOOL - **6KM | 17 MIN** | WITTY INTERNATIONAL SCHOOL - **2.6KM | 10 MIN**

WELCOME TO NEXT-GENERATION LIVING.

EVERYTHING YOU WOULD EVER NEED,
RIGHT AT HOME.

AURIS ILARIA IS ONE OF THE FEW PROJECTS IN THE WESTERN SUBURBS TO

HOST MORE THAN 35 STATE-OF-THE-ART AMENITIES

AND A NEXT-GENERATION LIFESTYLE.

UNWIND, PLAY AND ESCAPE, RIGHT AT HOME.

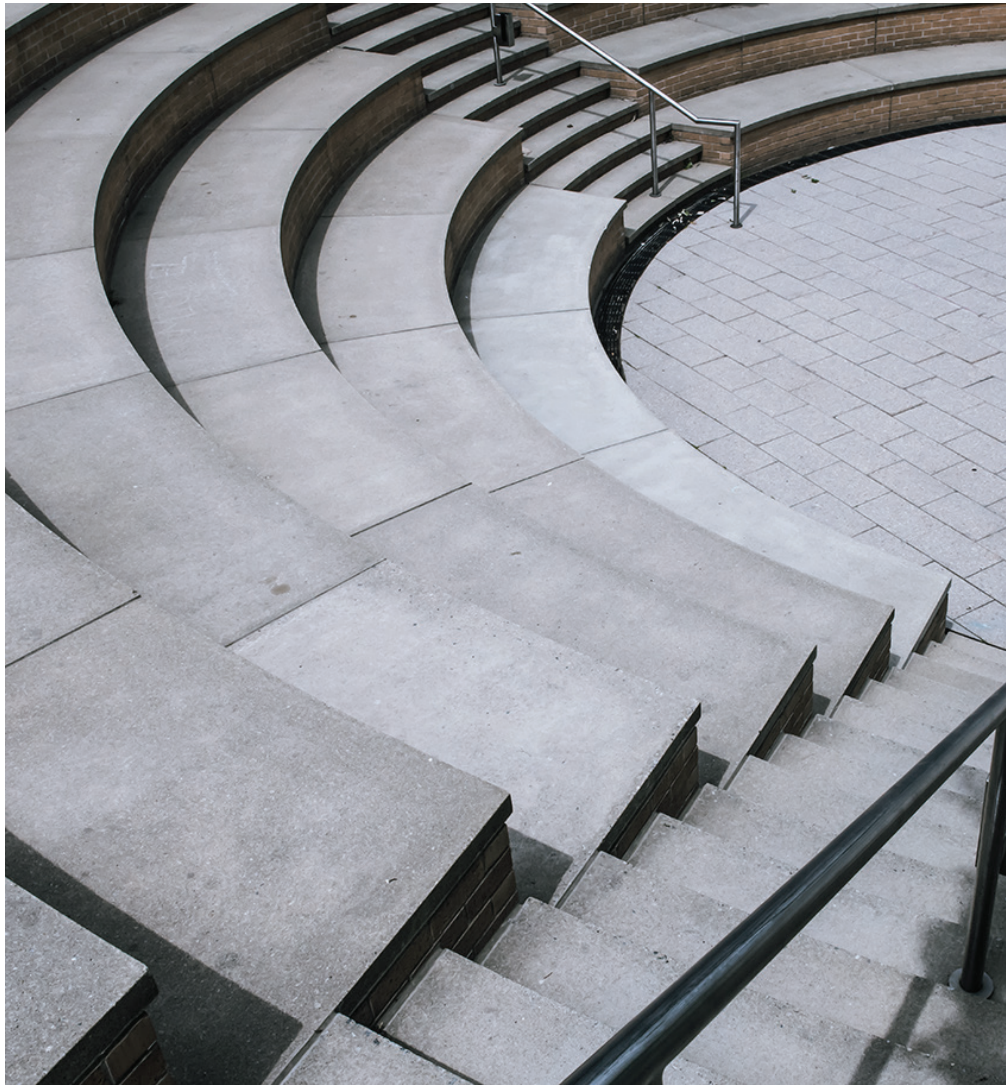


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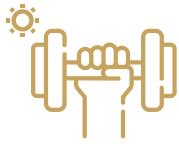


Representative Image





Representative Images



OUTDOOR FITNESS
CORNER



JOGGING
TRACK



GYM



ENTRANCE LOBBY



LOUNGE AND
SEATING ZONE



TODDLERS
PLAY AREA



GAMES
ZONE



YOGA
STUDIO



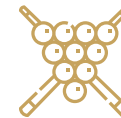
MEDITATION
STUDIO



MULTI-PURPOSE
AREA



FITNESS CENTRE
(SEPARATE FOR EACH TOWER)



MULTI-GAMES
ROOM



BANQUET



POOL CHANGING
ROOMS



JACUZZI



OUTDOOR READING
CORNER



SWIMMING
POOL



OUTDOOR
DINING AREA



ROCK
CLIMBING WALL



REFLEXOLOGY
AREA



SAND
PIT



MULTIPURPOSE
PLAY AREA



SENIOR CITIZENS
CORNER



COVERED
SEATING AREA



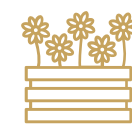
BOX
CRICKET



SCULPTURE
GARDEN



MOUND
GARDEN



FLOWER
POCKET/GARDEN



TREE
GROVE



SKATING
RINK



AROMA
POCKET/GARDEN





Representative Image

A FIRST IMPRESSION THAT LASTS.

CONTEMPORARY DESIGN AND LUXURIOUS FINISHING,

COME TOGETHER IN A GRAND ENTRANCE LOBBY

THAT WELCOMES BOTH GUESTS AND RESIDENTS

WITH AN AURA OF SPLENDOUR.

A SPACE FOR THE YOUNG AT HEART.

POST-RETIREMENT BLISS LOOKS LIKE THIS.

A DEDICATED SPACE FOR YOU TO RELAX,
SPEND TIME WITH YOUR LOVED ONES OR SIMPLY HAVE FUN.



Representative Image

OUR OTHER PROJECTS



AURIS SERENITY
MALAD, LINK ROAD



AURIS BLISS
MALAD WEST



AURIS GALLERIA (COMMERCIAL)
MALAD, LINK ROAD

PLACE YOUR TRUST IN AWARD-WINNING DEVELOPERS
WITH AN ESTABLISHED HISTORY OF BRINGING
INDIA'S MOST AMBITIOUS PROJECTS TO LIGHT.

IDEAL LIVING STARTS HERE.

COMPLEX LAYOUT



LEGEND:

1. LAP POOL AREA
2. POOL STEPS
3. KID'S POOL
4. POOL CABANA
5. BBQ AREA
6. POOL LOUNGE
7. OUTDOOR DINING AREA
8. SEATING LOUNGE
9. OPEN AMPHITHEATER
10. PARTY LAWN
11. FLOWER POCKET GARDEN
12. TREE COURT
13. YOGA STUDIO
14. COVERED SEATING
15. SKATING RINK
16. ROCK CLIMBING WALL
17. CHILDREN'S PLAY AREA
18. SAND PIT
19. TODDLER'S PLAY AREA
20. SCULPTURE GARDEN
21. TREE GROOVE SEATING
22. GAMEZONE
23. SENIOR CITIZEN'S CORNER WITH REFLEXOLOGY
24. FITNESS AREA
25. READING CORNER
26. FITNESS CENTER
27. SEATING PLAZA
28. MEDITATION STUDIO
29. CLUBHOUSE WITH ROOFTOP MULTI-PURPOSE COURT



Not to Scale

AURIS ILARIA

NEXT-GEN LIVING



Site Address: Sales Lounge, Next to Auris Serenity, Opp. Landmark Restaurant, Off Link Rd, Kanchpada, Malad West, Mumbai, Maharashtra 400064.

 MahaRERA Registration No. : P51800028533 | Also available on : <https://maharera.mahaonline.gov.in>.

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