

ANKUR
GRANDEUR

ABOVE & BEYOND

About Us

Ankur Lifespace only provides excellence and strives to exceed expectations in all that we do.

We believe that working with "**All Heart**" has the potential to change the world. We operate with a high level of accountability, taking full responsibility for upholding our commitment to excellence.

We guarantee that we will always make the best decisions for our team, our company, and our customers, resulting in mutual success!

Our goal is to forever change the real estate industry through superior talent, proven systems and models, and revolutionary technology.



Together,
We Build Special Places
Where People Live Their Best Lives,
Connect with Each Other &
Create A Fabulous Environment

1 The Project

2 Exclusive Amenities

3 The Dream Flat

4 Internal Amenities

5 Location

1

The Project

THE ULTIMATE ADDRESS OF LUXURY

Why settle for Tiny Apartments?

Why settle for Unappealing Amenities?

Why settle for less ?

When you can be a part of a Real Landmark.

Ankur Grandeur offers the perfect
blend of connectivity, spacious apartments,
abundant green spaces
and sky-touching amenities.

G+
22
SKYSCRAPER



2

Exclusive
Amenities

AN OASIS IN THE SKY

Designed on the rooftop of the high-rise tower,
it is an oasis in the sky high above the city.

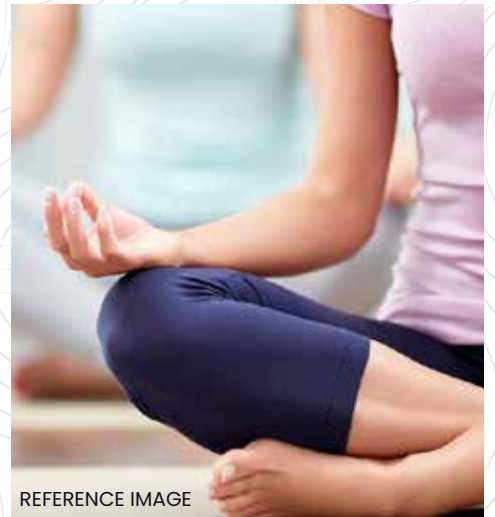
Ample space for the mind to wander,
a waterfall to soothe your senses,
a serene path to jog around,
a gazebo to laze in, and much more!

PERGOLA

ARTIST VIEW



ROOFTOP WATERFALL



REFERENCE IMAGE

REFERENCE IMAGE

YOGA & MEDITATION AREA



REFERENCE IMAGE



SKY JOGGING PATH

REFERENCE IMAGE

GAZEBO



REFERENCE IMAGE



REFERENCE IMAGE

SENIOR CITIZEN CORNER

PLAY AREA



REFERENCE IMAGE



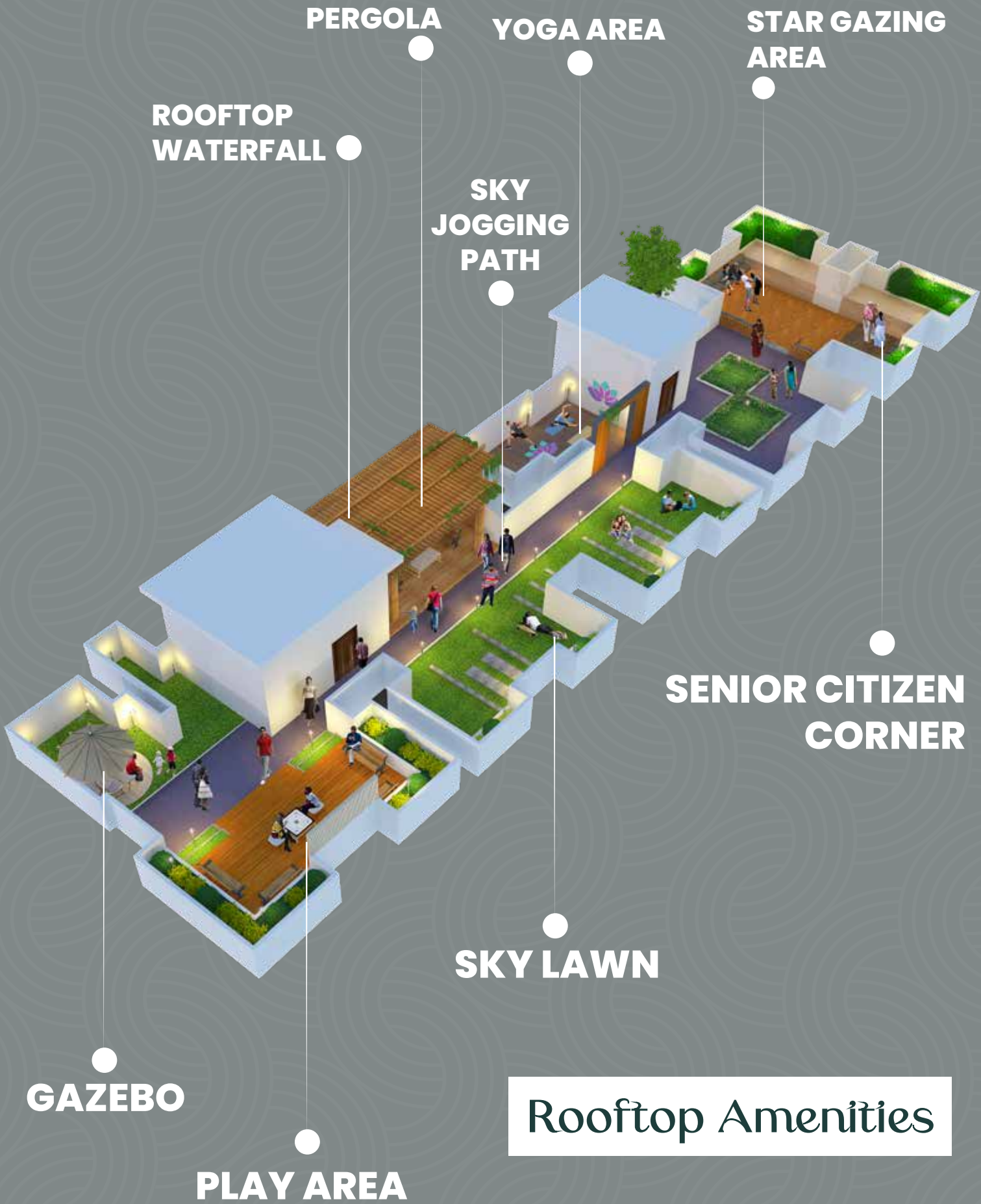
REFERENCE IMAGE

STAR GAZING AREA

SKY LAWN



REFERENCE IMAGE



PERGOLA

YOGA AREA

**STAR GAZING
AREA**

**ROOFTOP
WATERFALL**

**SKY
JOGGING
PATH**

**SENIOR CITIZEN
CORNER**

SKY LAWN

GAZEBO

PLAY AREA

Rooftop Amenities

SECURITY & SAFETY



**CCTV
SURVEILLANCE**

REFERENCE IMAGE



**FIRE
SAFETY**

REFERENCE IMAGE



**POWER
BACKUP**

REFERENCE IMAGE



REFERENCE IMAGE

GRAND ENTRANCE LOBBY

QUALITY WATERPROOFING



REFERENCE IMAGE



REFERENCE IMAGE

HIGH SPEED ELEVATORS

3

The Dream
Flat

EXPERIENCE MAGNIFICENT LIVING

Don't settle for increasingly
compromised apartment sizes.
After all, what is luxury without
the feeling of grandeur and excess

At Ankur Grandeur, we wanted to give
potential buyers a chance to truly
experience the sheer magnificence
that comes with living
in a landmark luxury high rise..

Design of Your Ideal Home

Studio unit plan 1-RK



Vaastu Compliant

CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
Studio (1RK)	18.1	194.8	70.6	265.4

Premier unit plan 1-BHK



 Vaastu Compliant

CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
Premier (1BHK)	31.26	336.5	92.2	428.7

Grand unit plan 2-BHK



 Vaastu Compliant

CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
Grand (2BHK)	43.49	468.1	124.0	592.1

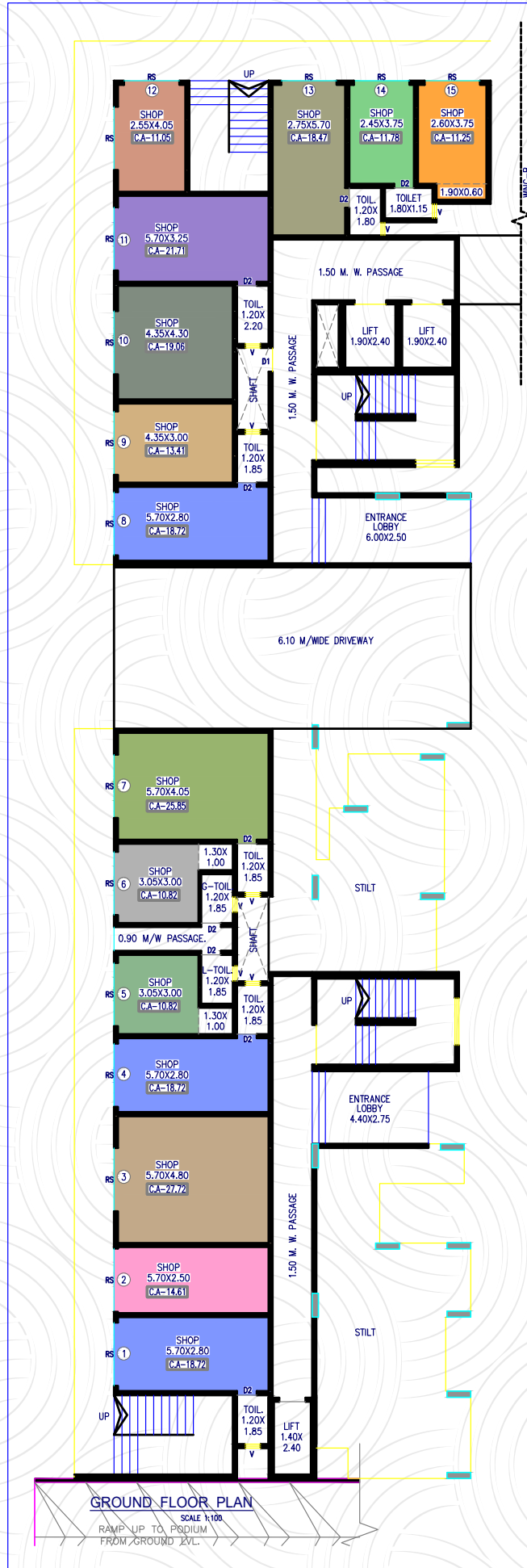
Luxury unit plan 2-BHK



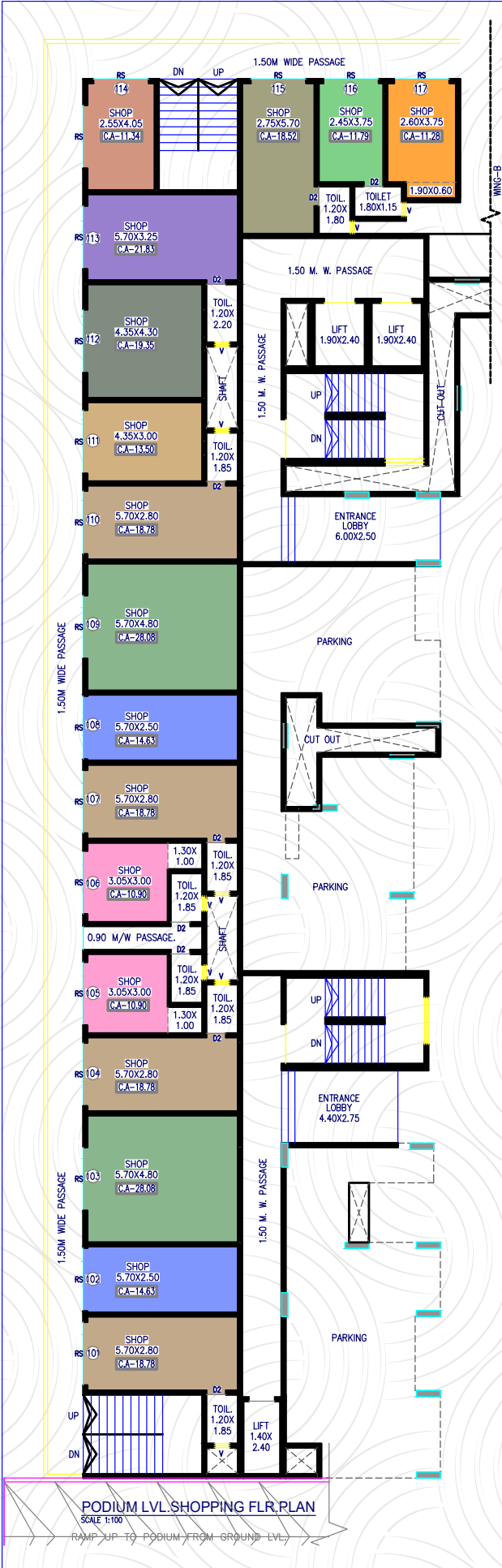
Vaastu Compliant

CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
Luxury (2BHK)	47.67	513.1	194.7	707.8

Ground floor plan



Podium floor plan

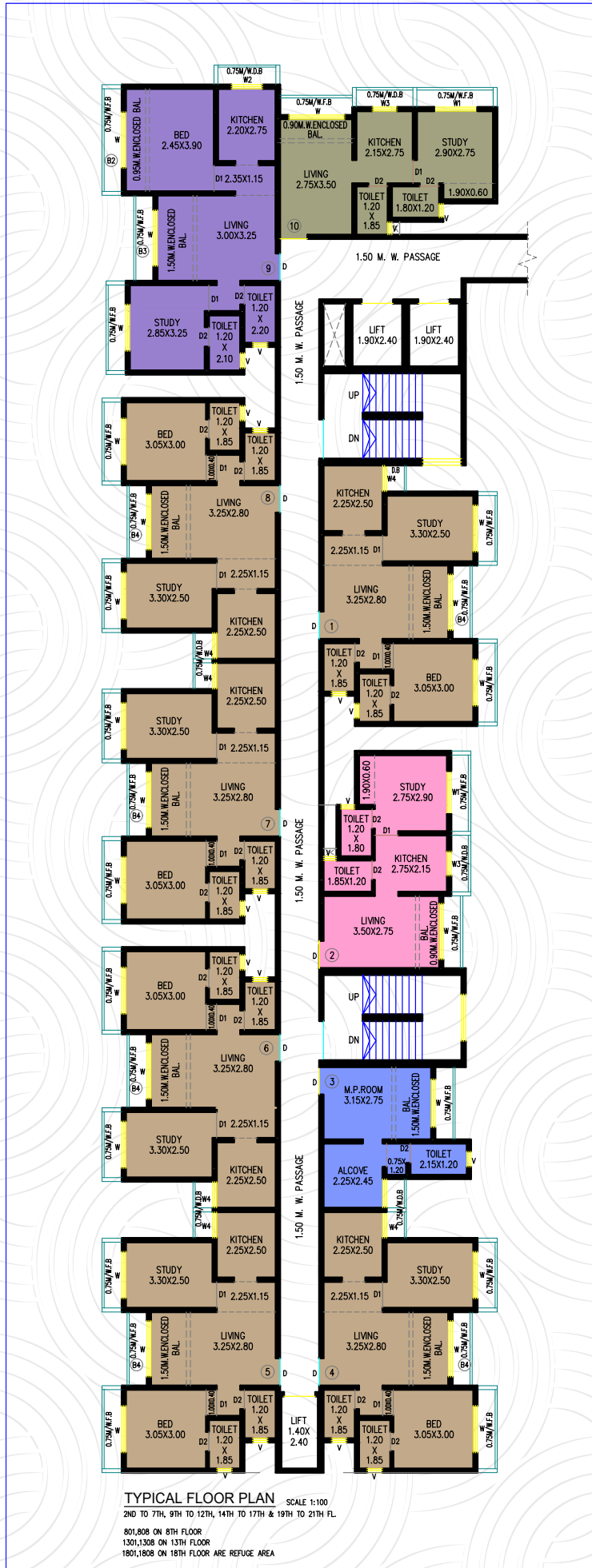


1st floor plan



1ST FLOOR PLAN
SCALE 1:100

Typical floor plan



TYPICAL FLOOR PLAN SCALE 1:100
 2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH & 19TH TO 21TH FL.

801,808 ON 8TH FLOOR
 1301,1308 ON 13TH FLOOR
 1801,1808 ON 18TH FLOOR ARE REFUGE AREA

4

Internal Amenities

MAKING LIFE EASIER

Your potential flat comes loaded with all the essential amenities, from a modular kitchen to branded fittings.

These will not only increase the value of your life, but will also make it more enjoyable and comfortable.

LIVING ROOM

- Vitrified Flooring Tiles (32" x 32")
- Laminated main door with branded CP fittings
- 2 hour Fire Rated Door
- Premium Plastic Paint on internal wall with ISI mark
- Fully anodized aluminium sliding window, with premium tinted brown glass and mosquito net
- Anchor Roma switches
- Granite window sills
- A.C outlet provision



KITCHEN

- Modular Kitchen
- Granite Platform with Stainless Steel Sink
- Dado Tiles on Wall
- Granite Window Sills
- Fully Anodized Aluminium Sliding Window, with Premium Tinted Brown Glass and Mosquito Net
- Premium Plastic Paint on Internal Wall with ISI Mark
- Anchor Roma Switches
- Water Filter & Washing Machine Points



BED ROOM

- Vitrified Flooring Tiles (32" x 32")
- Laminated Bedroom Door with Laminate & Branded CP Brass Fittings
- Premium Plastic Paint on Internal Wall with ISI Mark
- Fully Anodized Aluminium Sliding Window with Premium Tinted Brown Glass & Mosquito NET
- Anchor Roma Switches
- Granite Window Sills
- A.C Outlet Provision



BATHROOM

- Premium Quality Glazed Ceramic Tiles (24"x12")
- Granite Door Frame
- Granite Window Sills With Louvers
- Bathroom Door with Laminate & Premium Brass Fittings
- Jaquar Plumbing Fittings
- Invertor Point in Bathroom Loft



5

Location

AN OPPORTUNITY OF A LIFETIME

Ankur Grandeur enjoys an exceptional and advantageous location, but there is much more to this than just convenience.

Every once in a while, there comes an opportunity for exponential growth.

Ankur Grandeur presents exactly such an opportunity.

With radical transformation underway, it is a location with immense potential for growth..



Jivdani Temple



Chaitanya Hospital



Dmart



One Rep Max Fitness Hub



Vajreshwari Hospital



Navodaya Children Hospital



National English High School



Deshmukh farm





SCHOOL & COLLEGE

Anand Coaching Classes	600 M
Holy Spirit School	650 M
Moreshwar Vidyalaya	1.0 Km
St. Elizabeth English High School	1 Km
Yash Vidya Niketan CBSE BOARD	1 Km
National English High School	1.2 Km
St. Mary's English High School	1.7 Km



HOSPITALS

Navodaya Children Hospital	550 M
Vajreshwari Hospital	600 M
Aarush Hospital	750 M
Yashoda Hospital	850 M
Gurukrupa Hospital	950 M
Chaitanya Hospital	950 M
Tondare Hospital	950 M



PARK & PONDS

Moregoan Talav	600 M
Manvelpada Talav	650 M
Nana Nani Park	1.8 Km
Phoolpada Dam	3.9 Km



CONNECTIVITY

Virar Railway Station	1.9 Km
Nalasopara Railway Station	2.9 Km
Western Express Highway	8.9 Km



LIFESTYLE

The Capital Mall	4.5 Km
Dmart	1.1 Km
Domino's	1.2 Km
Viva Supermarket	1.3 Km



RELIGIOUS PLACES

Resurrection Church	1.1 Km
Jivdani Temple	3.7 Km

PROPOSED INFRASTRUCTURE



Mumbai - Ahmedabad
Bullet Train Via Vasai



Virar - Alibaug
Multimodal Corridor



Borivali - Virar Metro



Vasai Creek Bridge



Virar :
East-West Bridge



Bhayander - Vasai
Six Lane Bridge



A Project By :



Architect :
AJAY WADE & ASSOCIATES

Rcc Consultant :
ANKUSH MOHILE & ASSOCIATES

Legal advisor :
Ashish J. Mishra



MAHA Rera No.
P99000033095

☎ 865 745 5423 / 9175 097 359

GST no. 27AAXFA2433NIZX



info@ankurlifespace.com



ankurlifespace.com

📍 Survey no 34/B/6 & 78/B/2, Virar Nalasopara 90 Feet Link Road, Moregaon, Nalasopara East - 401209

Disclaimer
Specifications and amenities mentioned in this brochure / advertisement and promotional documents are only representational and informative. Information, images, visuals, drawings plans or sketches shown in this promotional document is / are indicative of the envisaged development and the same are subject to approvals. Maps may not be to scale and distances and travel times are as available on Google Maps. All dimensions mentioned in the drawings may vary/differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction.
*The images of the dream flat shown are rendered images. The views depicted in the pictures are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the Promoter. The view/s may not be available from all the flats in the Project and customers will need to apprise themselves on the views available from the flat/apartment of your choice.
The rendered images of the proposed Residential Flat are of a specific configuration showcasing the interior layout and is prepared with furniture, items, electronic goods, amenities and other furnishings for the purpose of showcasing the proposed residential unit. It is for representation purpose only. The Promoter/ developer shall not be required to provide any furniture, items, goods, amenities etc as displayed in the picture/s. All plans, specifications, dimensions, designs, measurements of the flat are indicative and are subject to changes. The dream flat / show flat is of a specific configuration only. Actual configurations for sale may vary. Customers are requested to apprise themselves of the details for the configuration of their choice.
The amenities shown herein are only indicative and they are subject to changes/ based on approval from competent authorities.
All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time.
The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement or other promotional document.
This brochure is not a legal document and we reserve the right to change, amend and modify the contents and shall not be liable to any intending Purchaser or any one for the changes/ alterations/ improvements so made.