

A WORK OF ART.  
A MASTERPIECE.  
AND A SELECT FEW  
WHO KNOW THE DIFFERENCE.



SHELTON  
GROUP



# JUHU

A LIVING  
CANVAS OF  
ART

Juhu is an enchanting enclave, where opulence knows no bounds, where luxury aficionados find their sanctuary. It's a realm where glamor doesn't just exist; it redefines the very essence of extravagance. Here, luxury sets new benchmarks - a testament to the indomitable spirit of those who choose to call Juhu home.

Juhu is an embodiment of dreams realized, a stage where life's most exquisite chapters are written, and an ode to the boundless possibilities that the future holds.

# HERE OPULENCE FINDS AN ADDRESS.



## AN ADDRESS ADORNED WITH STARDUST

Legends like Amitabh Bachchan, Jeetendra, Ajay Devgan, Kajol, as well as rising stars such as Kartik Aaryan and Varun Dhawan have chosen Juhu as their off-screen dwelling. It's a place where the stars of the silver screen add a golden touch.

## HOME BEACH HOME

Juhu is not merely a place; it's an experience that transcends the ordinary. Its golden sands kiss the azure waves of the Arabian Sea, offering a surreal backdrop of serenity right at your doorstep.

## BESPOKE HOSPITALITY

Juhu stands tall as the pinnacle of luxury hospitality with landmarks like the JW Marriott and Novotel. Each of these establishments guarantees an experience that marries comfort with sheer opulence.

## A TREAT FOR CULINARY CONNOISSEURS

Juhu boasts a delightful array of new-age gastronomic adventures. Dashanzi, Sampan, Kitchen Garden, Akina, One8 Commune. These are not just restaurants, but gateways to a world of extraordinary flavors and epicurean creativity.

## THE ECHELONS OF EXCELLENCE

For those who seek unparalleled academic experiences, Juhu is home to institutions of repute, including: Jamnabai Narsee School, SVKM's Mithibai College, St. Xavier's High School.

# A SANCTUARY ONLY FOR THE SELECT.

## STATUS AND DISTINCTION

Living in Juhu symbolizes personal and professional success.

## THRIVING GLAMOUR


Juhu is a place where glamour is not just present but sets new standards of opulence.

## COMMUNITY OF EQUALS

Residents enjoy the company of like-minded individuals, fostering a sense of belonging.

Juhu is more than a location, it's a reflection of achievements that celebrates the very essence of luxury living.





# BUCKLE UP, SET SAIL, TAKE FLIGHT OR RIDE THE RAIL.

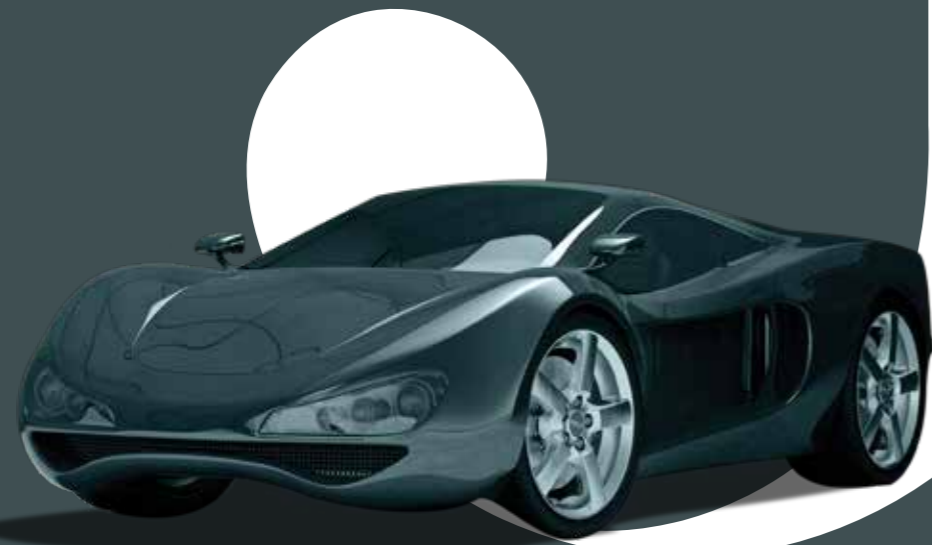
## MUMBAI COASTAL ROAD

Gear up for an ambitious upcoming infrastructure project poised to revolutionize connectivity. This mega initiative, facilitated by the Juhu connector, will create seamless links between Juhu and the bustling southern hubs, like Nariman Point, while extending its reach to the farthest reaches of the northern suburbs.

## METRO LINE 2B

In tandem with this, the eagerly awaited Metro Line 2B is currently under construction. Once completed, this metro line will bridge the gap between Andheri and BKC, offering a modern and efficient commuting option to the city's residents and visitors alike.

# THE JUHU PARADOX



The arbiters of opulence deserve nothing less than absolute perfection. While Juhu stands as a shimmering jewel in the crown of opulence and allure, it is plagued by vexing paradoxes.

## LACK OF EXCLUSIVITY

"To us, luxury holds no meaning without a sense of exclusivity. We place utmost importance on privacy and exclusivity, which is why we prefer to avoid redevelopment properties that have existing tenants".

Mr. Modi, Businessman, Juhu

## THE PERILS OF PARKING

"In a vicinity like Juhu, it's unfortunate that the residential choices currently on offer often lack adequate parking facilities. Why would I want to leave my BMW parked on the streets?"

Mr. Agarwal, Chartered Accountant, Juhu

## LACKLUSTER COMMON SPACES

"After exploring the residential projects in Juhu, it's evident that even the outlying areas of Mumbai are providing more impressive common spaces than those available in Juhu."

Mr. Sharma, Doctor, Ghatkopar

## LACK OF PERSONALISED SERVICES

"Having traveled extensively and experienced serviced accommodations worldwide, it would be truly wonderful to discover such an option here. It would greatly enhance our convenience and comfort."

Mr. Desai, Investment Banker, Kandivali

#JewelofJuhu



# NAVIGATING MUMBAI'S COASTAL GEM.





# AN EXCLUSIVE LIFESTYLE.

Within this tenant-free development, residents are poised to relish an unrivaled sense of exclusivity. Privacy and security are paramount, fostering an environment where like-minded individuals thrive. With just three apartments on each floor, the need for compromise becomes a relic of the past.





# DESIGNER SPACES.

Aesthetic excellence takes center stage with meticulously crafted common areas, conceived and brought to life by one of the foremost designer in the industry. Every nook and cranny exudes an aura of sophistication and refinement.



# PERSONALIZED CONCIERGE SERVICES.

This development is not merely a residence; it is a lifestyle defined by unparalleled personalization. Residents will be attended to by a dedicated team, ensuring that every need and desire is met with utmost care and attention.



# BEST-IN-CLASS AMENITIES.

The crowning jewel of this development lies in its breathtaking amenities. Every facet has been designed to redefine luxury living to the highest caliber.

Rooftop Pool Tubs | Open-Air Theatre | Fitness & Yoga Center | Kid's Play Area  
EV Charging Station | Observatory Deck | Mini Garden | Walking Track  
Game Zone | Flower Bed | Outdoor Seating Zone | Car Wash Facilities



# CRAFTING HOMES WITH UNPRECEDENTED ARTISTRY.

In the pursuit of finding the quintessential Juhu residence, many individuals find themselves navigating a sea of compromises. But, in this exclusive enclave, you'll discover that compromise is a word left far behind.

## VAASTU-COMPLIANT SERENITY

These homes are more than just dwellings; they are harmonious abodes that align with the ancient science of Vaastu. A touch of tradition, seamlessly woven into the fabric of ultra-modern luxury.

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## BESPOKE RESIDENCES

Your quest for a tailored abode concludes here with our meticulously crafted 3 and 4 bedroom deck residences. Each space is a masterpiece, reflecting the embodiment of your distinct taste.

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## SPACIOUS DECKS

From the laughter of children at play to the warm conversations of adults, our spacious decks become the heart of your home, a place where shared experiences and cherished moments come to life.

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## ISLAND LAYOUTS

Our island layouts offer more than just spacious living, they create an unparalleled sense of harmony. So come, experience the freedom that comes with unobstructed surroundings, and savor a lifestyle that celebrates the beauty of wide-open spaces.

# THE SHELTON SAGA

LEGACY. LEADERSHIP. LUXURY.

For over four and a half decades, Shelton Group has epitomized excellence, traversing industries with ease and expertise. Shelton Group has consistently excelled in crafting architectural masterpieces, evolving over time to embrace modern methods of creation. Their enduring legacy shines through the remarkable success of numerous iconic landmarks they have brought to life.



# THE MAESTROS OF CRAFTING OPULENT LIVING SPACES.

## ROOTED IN OPULENCE

### DEV PARK, JUHU (1990):

An illustrious development featuring the largest row house gated community in Juhu. Comprising 22 opulent row houses, these residences have experienced a significant price surge, with their prices increasing a 100-fold from their original value. Unique features, such as individual lifts in every house, elevated their stature, attracting residents of the finest caliber.

## ELEVATING THE VERSOVA SKYLINE

### SANJIV ENCLAVE, VERSOVA (1990):

Once the tallest tower in Versova, it not only redefined the skyline but also bestowed an identity upon the vicinity, leading to the lane's rechristening as Sanjiv Enclave Lane.

# A GLIMPSE OF THEIR ARCHITECTURAL TAPESTRY

## COMPLETED PROJECTS

Dev Park Juhu	Chitrakut Malad	Narmada Navi Mumbai	Krishna Navi Mumbai
Sanjiv Enclave Versova	Gangotri Navi Mumbai	Yamuna Navi Mumbai	Shelton Cubix Navi Mumbai
Monarch Plaza Navi Mumbai	Kaveri Navi Mumbai	Satlaj-1 Navi Mumbai	Shelton Vista Navi Mumbai
Ami Park Nalasopara	Chandrabhaga Navi Mumbai	Satlaj-2 Navi Mumbai	Shelton Sapphire Navi Mumbai

## ONGOING/UPCOMING PROJECTS

Shelton Crest Ghatkopar	Shelton Jewel C.P. Tank
Shelton Aspire Kandivali	Shelton Green Bangalore
Shelton Miraj - Hirji Govindji Byculla	

# AWARDS & ACCOLADES

## Mid-Day Real Estate Icons Awards:

Iconic Commercial Project -  
Shelton Sapphire.

## Radio City Awards:

Excellence in Commercial Space in  
Navi Mumbai - Shelton Group.

## Navi Mumbai Municipal Corporation (N.M.M.C) Awards:

Best Garden/Landscaping in Commercial  
Building - Shelton Sapphire

## CNBC TV18 Global Real Estate and Business Excellence Awards (Dubai):

Best Commercial Project in Navi Mumbai -  
Shelton Sapphire







# SHELTON

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#### SITE ADDRESS

PLOT NO. 135, 136, 137, 12<sup>TH</sup> GULMOHAR ROAD, JUHU, MUMBAI.



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