



Artist's impression

— TRULY —
SPACIOUS
RESIDENCES
NOW GRANTED!

4TH AVENUE

FINEST RESIDENCES

SunteckCity

OSHIWARA DISTRICT CENTRE (ODC)
GOREGAON (W)

LUXURIOUS AND SPACIOUS RESIDENCES AT THE MUMBAI'S PREMIUM TOWNSHIP

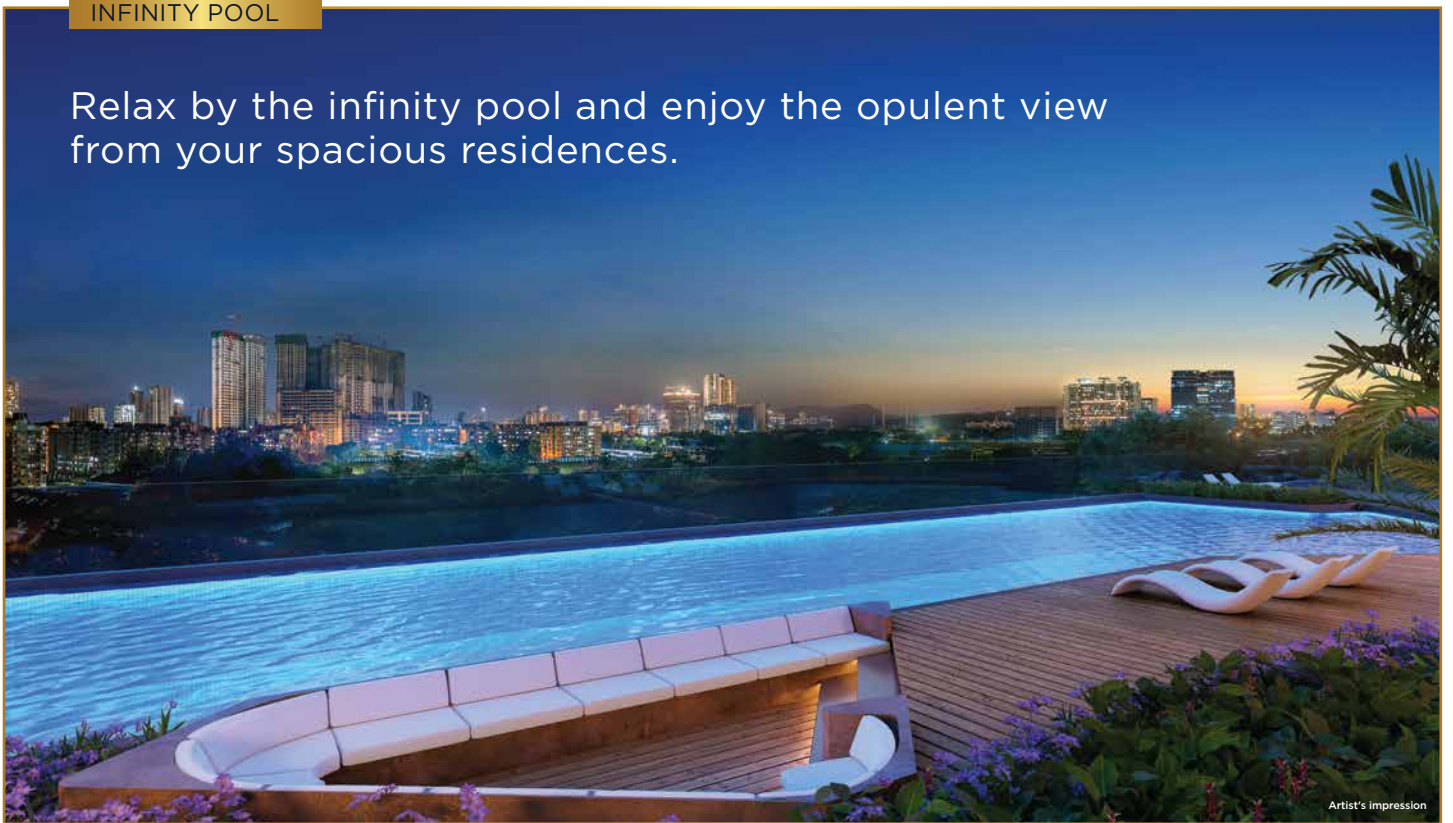
The opulent and spacious lifestyle is here at 4TH AVENUE - the truly spacious residences in the heart of proposed 5th AVENUE SunteckCity amidst entertainment, high-street, retail, fine dining restaurants, cafes, food courts and commercial spaces.

These opulent life spaces with endless panoramic views, full french windows, grand double height lobby and luxurious amenities, make 4th Avenue one of the most sought after residences and an unmatched choice for urban luxury.

- A World of Luxury Lifestyle & Entertainment
- Endless Panoramic Views
- Full French Windows
- 2 & 3 Bed Spacious Residences
- Spaces for Every Family Member
- Larger than Life Amenities

INFINITY POOL

Relax by the infinity pool and enjoy the opulent view from your spacious residences.



SPACIOUS 2 & 3 BED RESIDENCES



DOUBLE HEIGHTED LOBBY

YOUR WISH, NOW GRANTED!



“WORK FROM HOME SPACE”

“MORE SPACE TO UNWIND”



“KIDS’ STUDY SPACE”

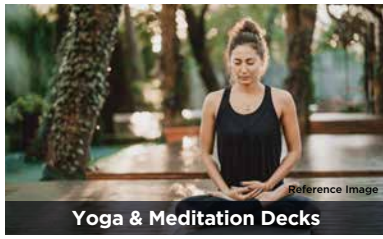


“SPACE FOR EVERY FAMILY MEMBER”



A LIFE FILLED WITH COMFORTS, JUST GOT BETTER


Offering a lifestyle that's second to none, experience the luxury of 4TH AVENUE with larger-than-life amenities that ensure your world will be all at one place.




+ Many More

Disclaimer: Subject to change




LOCATION ADVANTAGE

 Close proximity to Chhatrapati Shivaji Maharaj International and Domestic Airport (25 min. drive)





 Improved connectivity with easy access to Goregaon and Ram Mandir Railway Station



Infrastructure:

-  **Ram Mandir Station**
- 5 mins Walk
-  **Mrinaltai Gore Flyover**
- 5 mins Drive
-  **JVLR**
- 10 mins Drive

Upcoming:

-  **Metro line 7 & Metro 2A**
-  **Metro Station at Highway**
-  **Mrinaltai Gore Flyover Extension Goregaon Mulund Link Road (GMLR) & JVLR Extension**
-  **29.2 Km long freeway Coastal Road connecting South Mumbai (Marine Lines) to North Mumbai**

Disclaimer: The proposed 5th Avenue is not meant for Sale. The advertisement does not constitute an offer for sale. The plans, specifications, amenities, and facilities are not yet finalised and subject to modification as per approvals, of the concerned/relevant authorities in force from time to time as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules").

OSHIWARA DISTRICT CENTRE (ODC) THE NEXT BKC OF MUMBAI

Oshiwara District Centre (ODC) is being envisaged by **MMRDA** as the next Bandra Kurla Complex (BKC) of Mumbai. Conveniently located between Andheri (W) and Goregaon (W), this neighbourhood has been planned to provide the best of mixed use development. Explore the endless possibilities at Oshiwara District Centre (ODC) to get the perfect balance of personal and professional life.



-  Six 90 Feet wide connectors of ODC to SV Road
-  Ram Mandir Station setup for ODC
-  2 Flyovers (JVLR Flyover & Mrinaltai Gore Flyover) allow seamless connectivity to ODC
-  Development of ODC is set to result into a major facelift of the region
-  Mixed-use land with Residential, Commercial, Retail & Entertainment
-  Termed as the next BKC
-  Offers Excellent Connectivity
-  Located Centrally between Andheri, Lokhandwala and Goregaon
-  Planned development by Special Planning Authority MMRDA, the one who planned and developed BKC
-  Best in class social infrastructure with schools, colleges, hospitals and other conveniences within 2-3 kms

SunteckCity

APPROX 23 ACRES OF MIXED USE TOWNSHIP

SHOP. WORK. PLAY.

PROPOSED



BOULEVARD



RETAIL & HIGH-STREET



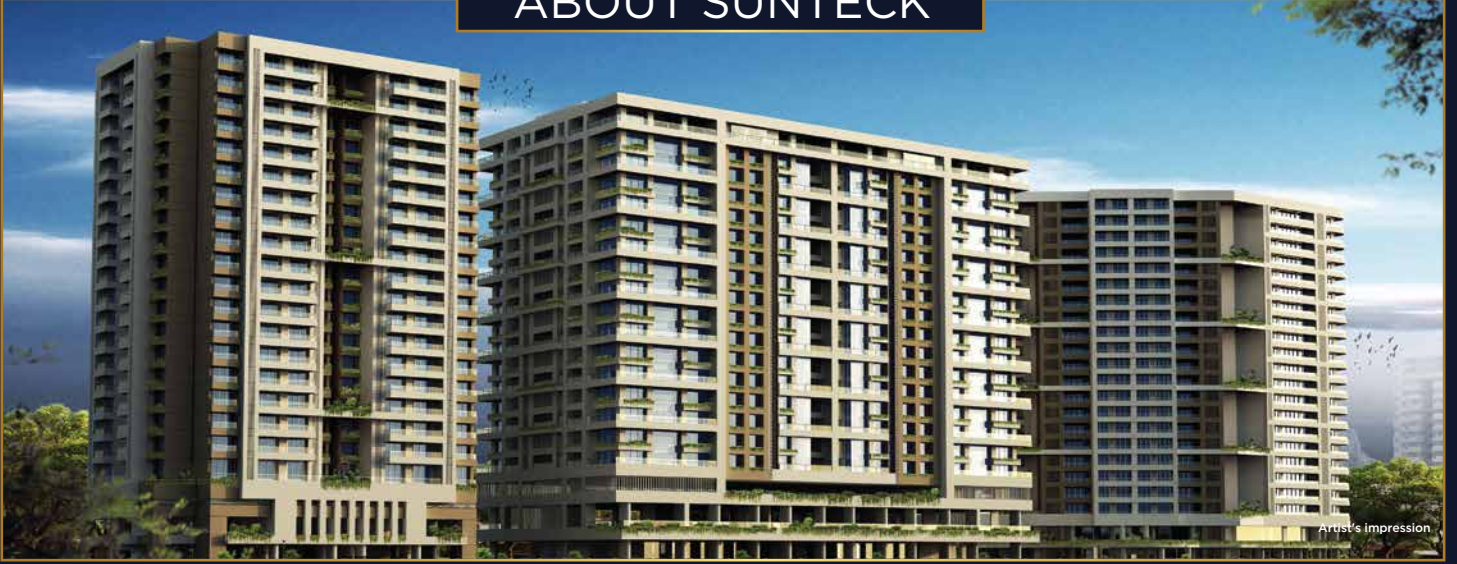
COMMERCIAL SPACES



FINE DINING & FOOD COURTS

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ABOUT SUNTECK



- Sunteck Realty Limited (SRL) is one of the fastest growing Mumbai-based luxury real estate development companies listed on NSE and BSE
- SRL has an immaculate track record of having one of the lowest net Debt/Equity ratios, financial prudence and sustainable growth
- The company focuses on a city centric development portfolio of about 37.5 million sq. ft. spread across 27 projects
- The company has been a trendsetter in creating iconic destinations such as the flagship project, Signature Island at BKC, SunteckCity in Oshiwara District Centre (ODC), Goregaon(W) and SunteckWorld at Naigaon - the largest township of Western Suburbs

1ST AVENUE

350+ CUSTOMERS ARE TAKING POSSESSION OF THEIR DREAM HOME

Sunteck

022 5064 7592 | www.4thavenue-sunteckcity.com

- SITE ADDRESS -

4TH AVENUE, SunteckCity, Near Ram Mandir Road, Off. S.V. Road, Oshiwara District Centre (ODC), Goregaon (W), Mumbai 400062.

- CORPORATE OFFICE -

Sunteck Centre, 5th Floor, 37 - 40 Subhash Road, Vile Parle (E), Mumbai 400 057, India.

MAHARERA NO: P51800023072 | Details Available At <https://maharera.mahaonline.gov.in>

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