

SunteckCity

OSHIWARA DISTRICT CENTRE, GOREGAON (W)

OSHIWARA DISTRICT CENTRE: THE NEXT BKC OF MUMBAI

THE BIGGEST OPPORTUNITY TO INVEST
IN THE DESTINATION OF TOMORROW

SPREAD
ACROSS
160
ACRES

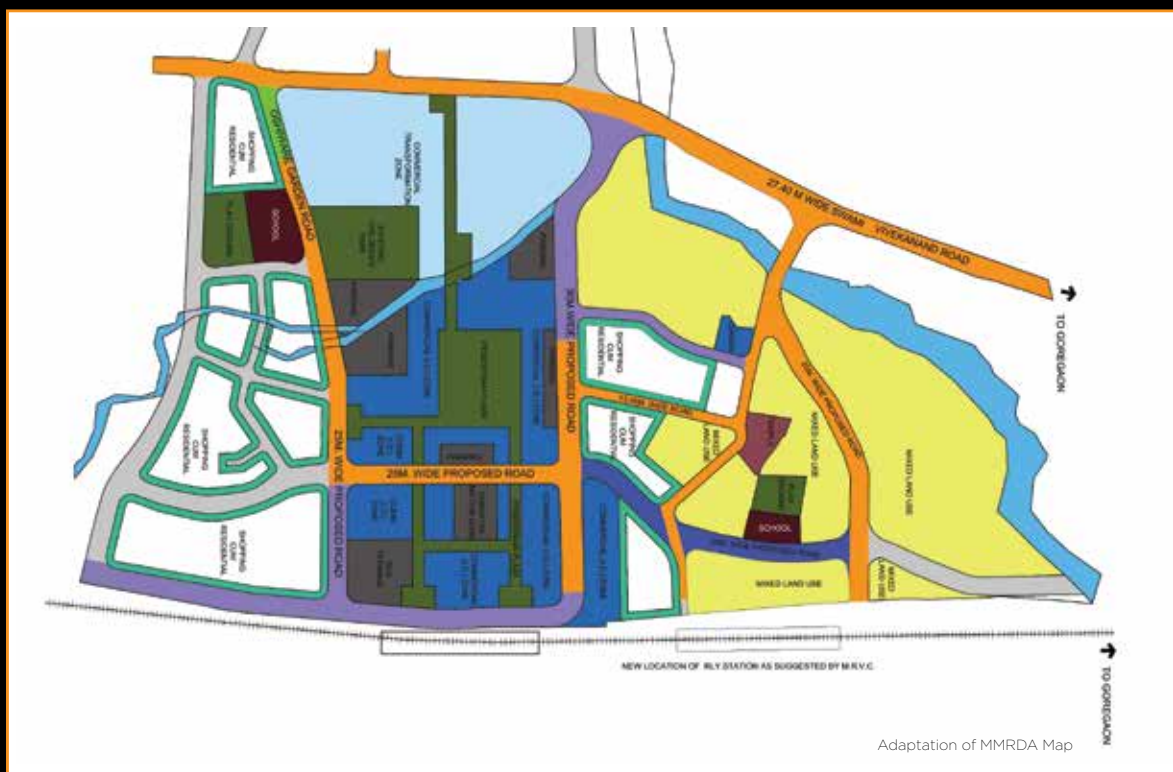
THE
**NEW
CBD**
OF MUMBAI

THE HUB OF
CONNECTIVITY &
CONVENIENCE

KEY TO
APPRECIATION &
LUXURY

Oshiwara District Centre (ODC) is being envisaged by **MMRDA** as the next 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 to get the perfect balance of personal and professional life.

ODC MAP BY MMRDA



A STRATEGIC LOCATION, PAVING WAY TOWARDS AN EVOLVING TOMORROW



SOCIAL INFRASTRUCTURE AROUND OSHIWARA DISTRICT CENTRE (ODC)

- Corporate Hubs - Nirlon | Nesco
- Schools - Vibgyor High School | Ryan International School | Oberoi International School
- Malls - Infiniti Mall | Inorbit Mall | Oberoi Mall
- Medical Facility - Kokilaben Dhirubhai Ambani Hospital
- Hotels - The Westin Hotel | JW Marriott | Novotel | Sun-n-Sand

LOCATION ADVANTAGE

- Close proximity to Chhatrapati Shivaji International & Domestic Airport (25 mins. drive)
- Improved connectivity with easy access to Goregaon & Ram Mandir Railway Station

INFRASTRUCTURE

- Ram Mandir Station
- 2 mins Drive
- Mrinaltai Gore Flyover
- 2 mins Drive
- JVLR
- 3 mins Drive

UPCOMING

- Metro line 7
- Mrinaltai Gore Flyover Extension
- JVLR Extension



AVENUE 1

RERA REGISTRATION NO.: **P51800001281**

Avenue 1 offers a lifestyle that's second to none. Experience the luxury with convenience of a township.

- Contemporary Aerodynamic designed towers placed strategically overlooking the beautifully landscaped podium further extending to the natural views
- 3 magnificent tower with only 4 apartments per floor
- Luxurious 2 & 3 Bed residences with long decks
- 1st habitable floor at 89 feet from ground level
- Windows of each room faces either East or West
- Smartly Designed dry area in kitchen

AVENUE 2

RERA REGISTRATION NO.: **P51800002637**

Avenue 2 offers a home that provides the finest of luxuries. Come reside at one-of-the-best location in Mumbai.

- Contemporary designed towers placed strategically overlooking the beautifully landscaped podium
- Intelligently designed 2 & 3 BHK homes that dont overlook each other
- 2 Palatial Towers with double lift lobby
- 5 levels of covered parking
- All amenities on podium
- 1st habitable floor at 92 feet from ground level



AMENITIES AT A GLANCE

AVENUE 1

- Jogging Track
- Zen Garden
- Swimming Pool with Deck, Kids' Pool & Plunge Pool
- Yoga & Meditation Decks
- Kids' Play Area
- Senior Citizen Area
- Party Lawn
- Multi-play Court
- Changing Rooms and Multipurpose Hall
- Semi-covered Gym Area
- Seating Alcoves
- Outdoor Training Track
- Outdoor Board Games
- Moveable Barbeque & Bar Counter
- And Many More

AVENUE 2

- Swimming Pool with Deck & Kids' Pool
- Sensory Meditation Garden
- Yoga Deck
- Kids' Play Area
- Reflexology Path for Senior Citizen
- Party Lawn
- Multi-play Court
- Multipurpose Hall with Changing Areas
- Gym
- Indoor & Outdoor Games Zone
- Nakshatra Garden
- Maze Garden
- Herb Garden

EXPERIENCE THE FINEST OF TOWNSHIP LIVING

SunteckCity is suburb's largest mixed use development at ODC with over **23 acres** (approx.), which comprises of 7 acres of Avenue 1 & 2 with future development spread across 16 acres (approx.)



THE PROPOSED PLANS ARE TENTATIVE & AS OF NOW WE HAVE NOT RECEIVED ANY APPROVAL ON THE SAME. THE DEVELOPMENT SHOWN ABOVE MAY TAKE FEW YEARS*

Disclaimer: The plans, designs, and dimensions are as per current sanctioned plans and approvals. Specifications, amenities, and facilities will be as set out in the agreement for sale as uploaded on the RERA website (<https://mahareraonline.gov.in>) under Registration No. P5180001281 | P51800002637. The same may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time and/or in line with our customer policies. We may modify/alter the above by following due procedure 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 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules").

