



EXPERIENCE  
TRUE ELITENESS





# WELCOME TO AN ELITE LIFE

Situated at the most sought-after prime location in Chembur city - Tilak Nagar.

A magnificent, ground + 16 storeyed tower including podium.

Spacious and luxurious 1, 2, 2.5 & 3 BHK apartments with an ultra-modern gymnasium on podium and a rooftop garden.

24x7 advanced safety and security.

---



## LIVE AT THE ELITE DESTINATION OF YOUR CONVENIENCE

Chembur, the most sought-after address in Mumbai is the ideal location to buy your dream home. Strategically located at the heart of Mumbai, Chembur offers ultimate luxury along with close proximity to highways, train stations, airports, best educational institutes, high-class malls and medical facilities. Make long commutes a thing of the past & live the elite life, only at Varad Heights.



### RAILWAY STATIONS

- LTT & Tilak Nagar Stn. - 4 Mins
- Monorail - 8 Mins
- Chembur - 10 Mins
- Ghatkopar Stn. / Metro - 13 Mins
- Vidyavihar - 15 Mins



### LANDMARKS

- BKC & Kalina - 16 Mins
- Domestic Airport - 30 Mins
- International Airport - 35 Mins



### IMPORTANT ROADS

- Eastern Express Way - 5 Mins
- SCLR - 5 Mins
- Eastern Freeway - 10 Mins



## AN ELITE BUSINESS HUB IN THE VICINITY

Live next to the biggest commercial hub of Mumbai, BKC as well as other business parks just in the vicinity. So, avoid traffic and embrace opportunities without having to travel far to work.





## WAKE UP TO LUSH GREENERY & FRESH AIR

Varad Heights provides you with an elite lifestyle along with elite health. Chembur being one of the green lungs of the city with pathways covered with trees and fresh air filling your heart almost all the time, residing amidst the lap of Mother Nature, you will be at the top of your health game always.



## ELITE EDUCATION IS JUST CLOSE-BY

Residing at Varad Heights has a multitude of benefits, one of them being the top-quality educational institutes, including schools and colleges just close-by. Some of the pristine institutes nearby include **Garodia International, Kohinoor International School, Holy Family High School, Swami Vivekanand School, OLPS High School, The Somaiya School, K.J. Somaiya Institute.** Your children will not have to travel far for quality education.





## RECREATIONAL PARKS & PLAYGROUNDS NEXT DOOR

No matter the age, all souls can just walk a few metres from Varad Heights to multiple gardens & playgrounds in the vicinity. 12 Playgrounds & multiple gardens to be precise which include **Sahyadri Ground, Somaiya Ground, Lal Maidan, Rajawadi Garden, Rock Garden, Joggers Park.** Their childhoods will always be cherished.



## CAFÉS, RESTAURANTS, MALLS TO COMPLETE YOUR WEEKEND PLANS

You will always look forward to weekends while residing at Varad Heights because there are so many things to do in the vicinity. Surrounded by high-end malls including **Shopper's Stop, Phoenix Market City, D-Mart Ready, R-City Mall, Cubic Mall, K Star Mall** as well as cosy restaurants and cafés including **Pot Pourri, Orchids, Shalom, Grandmama's Cafe, Tea Villa Cafe and Le Café**, you will never have to worry about your weekend plans.







## FITNESS STUDIO

Day or Night, there's no perfect timing for hitting the gym or doing Yoga. Experience a truly elite lifestyle for when you wish to work out and stay in perfect shape. With all the right equipment available for cardio & strength training, not forgetting to mention a warm steam room for the perfect after-workout healing session, you're sure to stay in shape, mentally as well as physically.



# TERRACE GARDEN

Binge-watching Netflix or playing video games in the comfort of your bed all day? Let's call it a back-up plan.

At Varad Heights we have constructed an amenity-rich Terrace Garden complete with all the amenities an Elite lifestyle could ask for. So just reach the top floor terrace garden of Varad Heights & indulge with amenities that will not make you look at your watch again.



# TERRACE GARDEN



## GRAND ENTRANCE LOBBY

The journey to experience true Eliteness starts the moment you step into Varad Heights, therefore, we made sure that the Entrance Lobby exudes the same Elite vibe. With 2 high-speed elevators, Ample Security, a unique Wi-Fi Lounge along with a waiting area, your entrance is bound to be grand.



## FLOORING

- Marbonite fully homogeneous vitrified tiles of reputed brand 2' x 2'.

## WALLS & PAINT

- All walls shall be with POP or Gypsum Duro white for a smoother finish.
- Durable high-quality paint in the entire flat.

## DOORS & WINDOWS

- First class teak wood main door frame with decorative heavy duty main door of a solid paneled shutter with Brass hardware fittings
- Decorative finish interior door shutters with teak wood frame with melamine polish.
- Granite door frames in all bath toilet/W.C with laminated door shutters.
- Heavy section full-length Anodized aluminum windows with tinted glass and granite sill frame.
- Safety MS Railing of approved design in all windows.

## WASHROOMS

- Walls shall be cladded upto ceiling with branded Ceramic tiles of size 18" x 12" or 24" x 12"
- Branded Washbasin & European Water closet (W.C).
- High-end premium quality CP fittings.

## KITCHEN

- Granite platform with stainless steel sink with drain board.
- Provision for the exhaust fan.
- MGL piped Gas connection
- Decorative branded tiles cladding on the walls upto the ceiling in the kitchen.

## EXTERNAL AMENITIES

- Two High-speed modern Elevators of a minimum capacity of 8 persons each plus One Stretcher Lift of Reputed Brand per wing.
- Grand Entrance to the building.
- Video/Intercom facility for each flat.
- CCTV cameras for all buildings, roads, lobbies, lifts, parking areas and terraces.



# CREATING A LAND INTO LANDMARK

## PAST PROJECTS



REAL TECH PARK - VASHI



PRATHAMESH VIEW - NAHUR (W)



PRATHAMESH HILLS - THANE (W)



JAYDEEP EMPHASIS - THANE (W)



PRATHAMESH VIEW RESIDENCY - NAHUR (W)



ANUTHAM - MULUND (E)



**akarati**  
architects & engineers  
Architect & Engineer

**Horizon**  
ARCHITECTS  
Consulting Architect

**asc**  
associated consultants  
Structural Consultant

**DEVELOPER: VARAD VAASTU ENTERPRISES**

**For any queries contact:**

+91 73048 42404 | info@varadvaastu.com | www.varadvaastu.com

**PROJECT BY:**

**JAYDEEP**  
GROUP  
YOUR DREAMS-OUR VISION

**GAMI**  
GROUP  
Building your imagination

**Site Address:**

Building No. 12, Tilak Nagar, Chembur, Near Lokseva CHS, Mumbai - 400089

MahaRERA Number: P51800015306, For Details Visit: <http://maharera.mahaonline.gov.in>

Disclaimer: The brochure is only for illustration and carries no legal value. The layouts, images and plans are only an architect's impression and are only indicative to the type of development that is being envisaged and not to scale. The amenities are just for illustration purpose only. The Builder/Developer reserves all the right to amend/alter the given amenities and plans.



# VARAD HEIGHTS

## 1 BHK



### 1 BHK PLAN

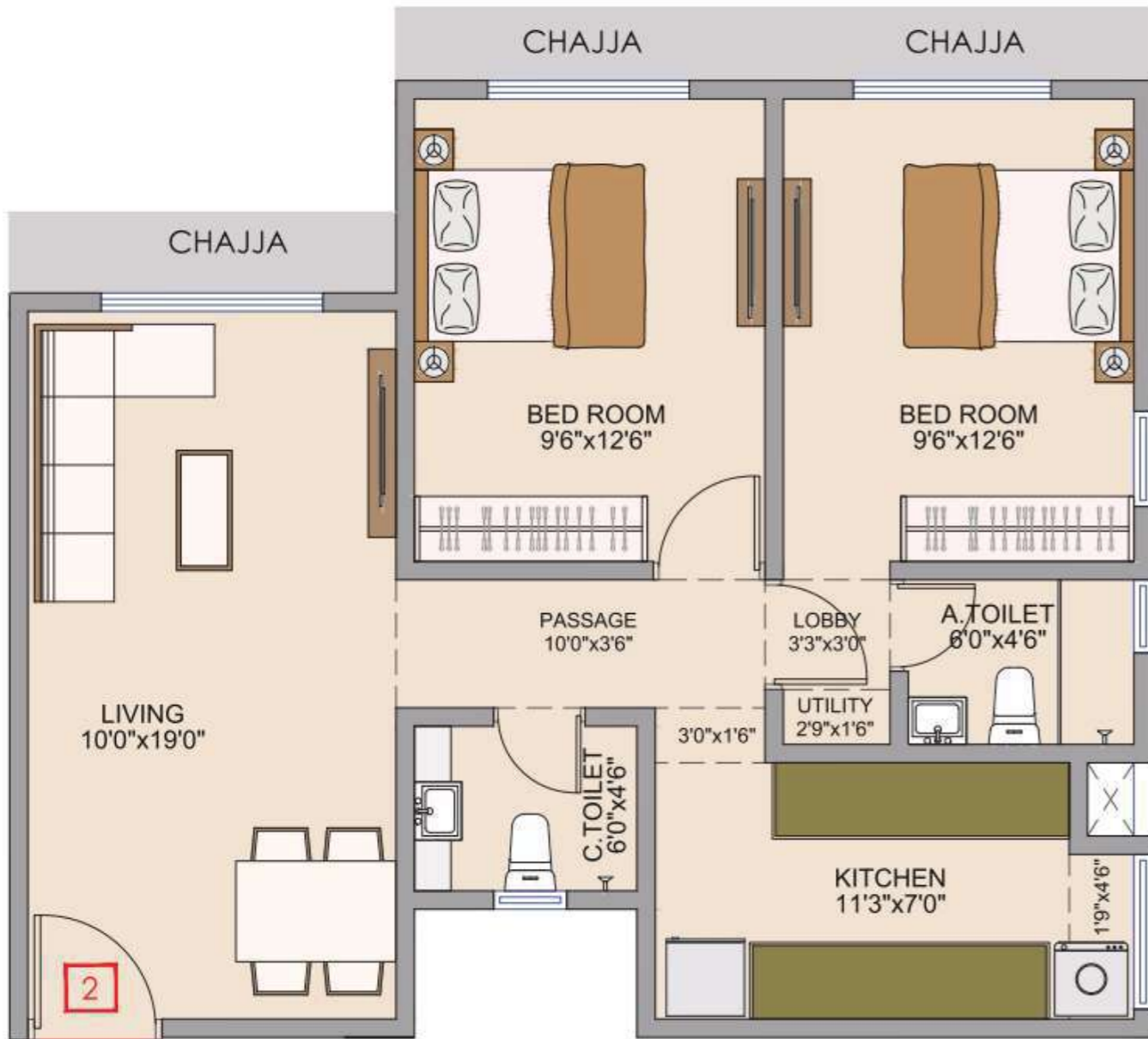
479 Sq. Ft. (RERA Carpet Area)





# VARAD HEIGHTS

## 2 BHK



## 2 BHK PLAN

655 Sq. Ft. (RERA Carpet Area)

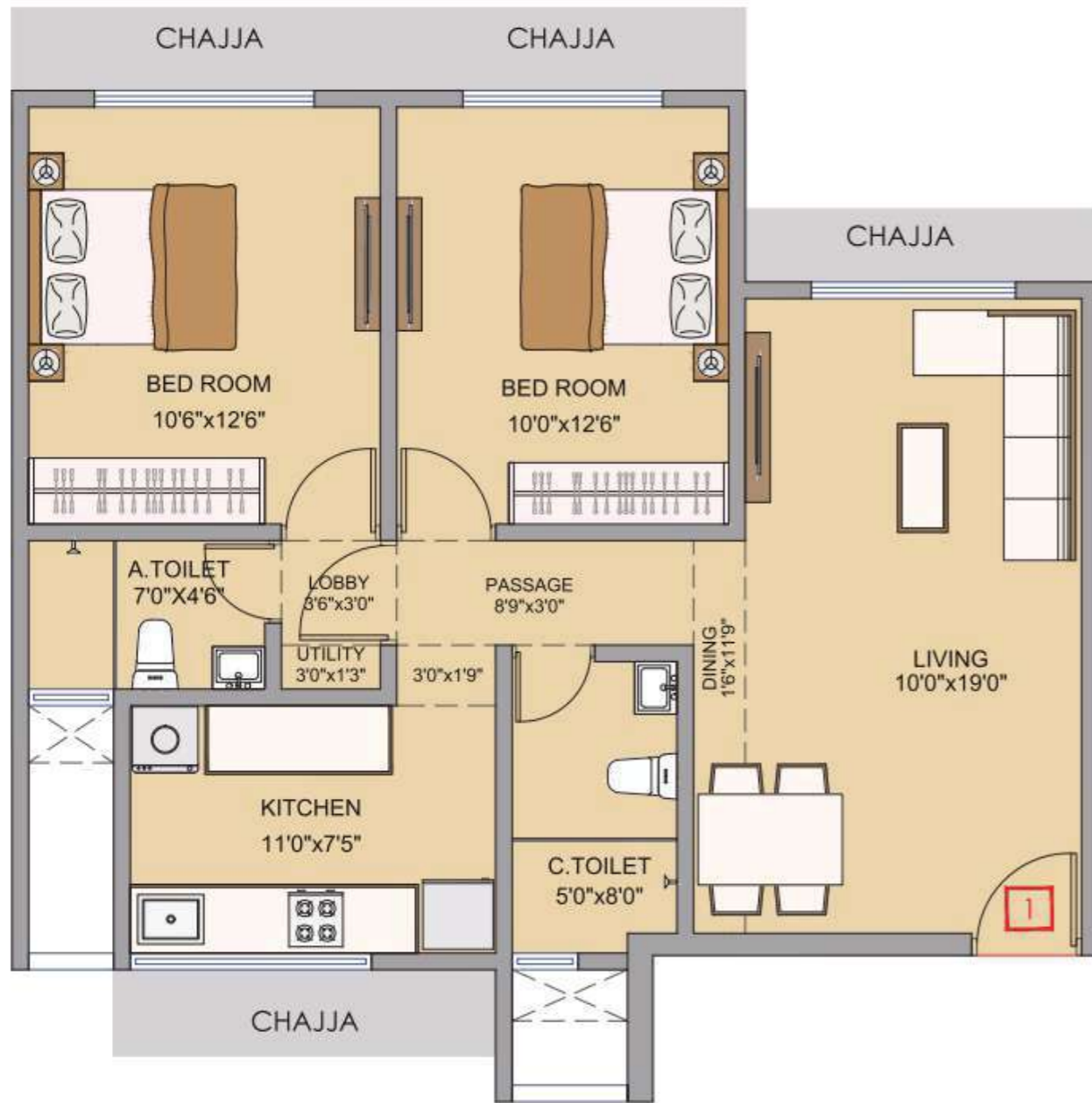






# VARAD HEIGHTS

## 2 BHK



## 2 BHK PLAN

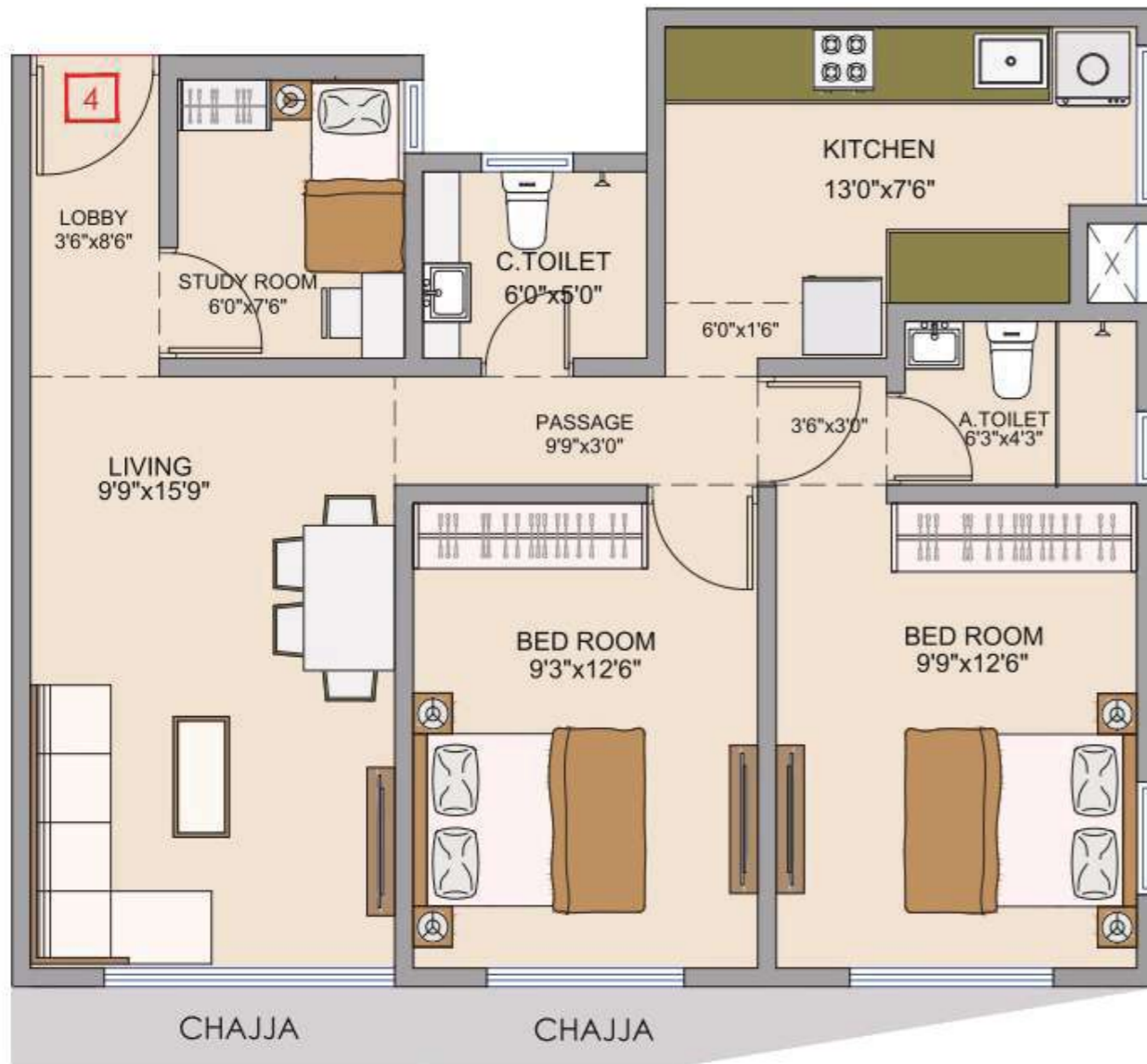
703 Sq. Ft. (RERA Carpet Area)





# VARAD HEIGHTS

## 2.5 BHK



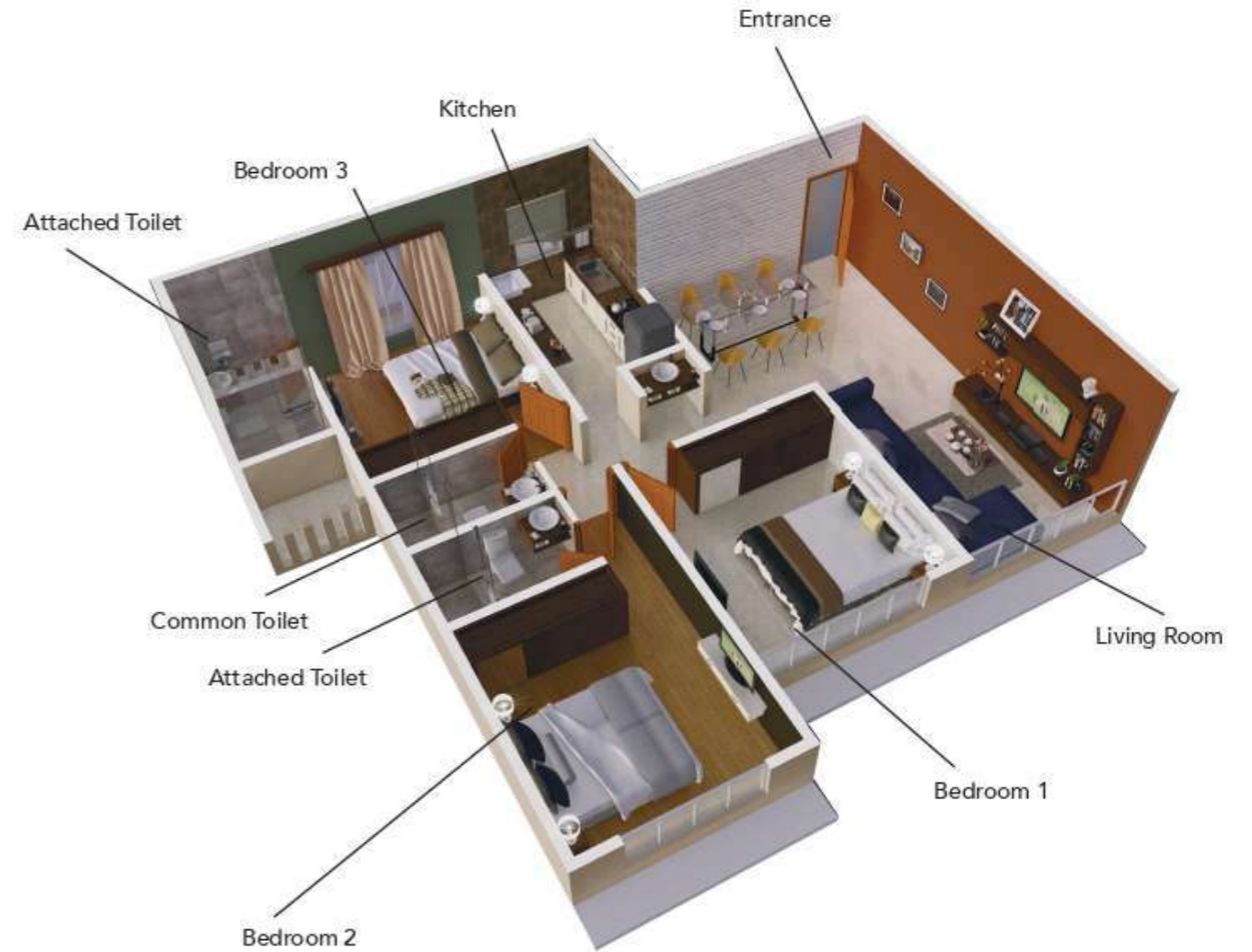
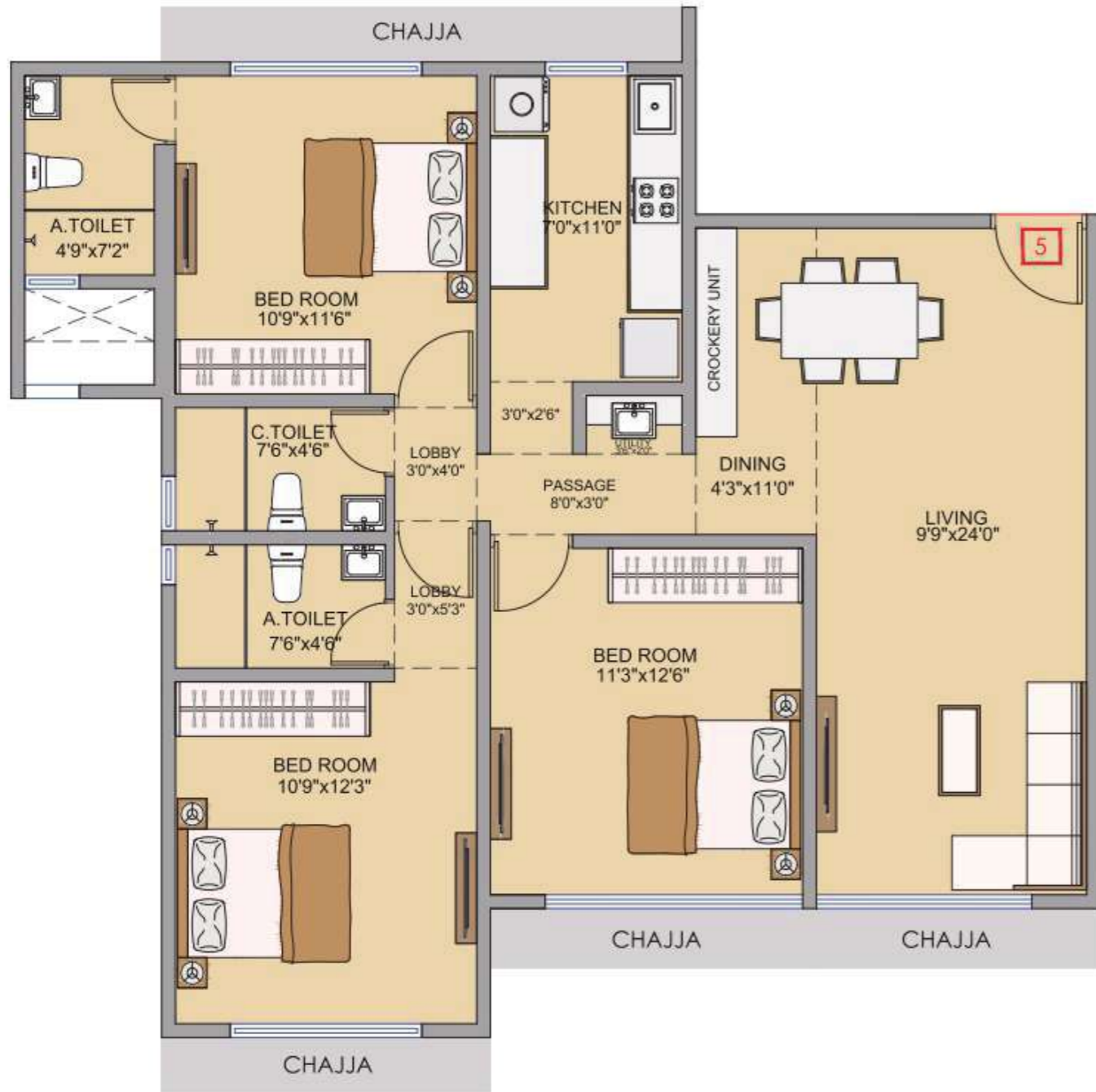
### 2.5 BHK PLAN

708 Sq. Ft. (RERA Carpet Area)



# VARAD HEIGHTS

## 3 BHK



**3 BHK PLAN**  
973 Sq. Ft. (RERA Carpet Area)





# VARAD HEIGHTS

## MASTER PLAN



## GROUND FLOOR PLAN

