

# BAIT-US-SALAM

Premium Residences



A Project By  
Y.H. Associates

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Premium Residences

From the day of busy life in the financial capital, return home to peaceful and soothing calmness of home called... Bait-Us-Salam. A place for what the distinguished desire, being strategically located in the heart of Mumbai city, this opulent, thoughtful, and distinctly premium residences have everything to offer, spacious residences with all of life's necessities, located so close to the ocean that you can feel the horizon, overlooking Mumbai's largest green parcel of open land 'the race course'.

The soft wall colours inside each abode are synchronized to exude a calm and plush feel, the grandeur of the Italian marble studded lobby to warmly welcome you every evening. With ample space for car parking you can drive in the building podium through a concrete ramp to park your luxury on wheels. The lavishly designed elevation of the building with large size glass windows allows the Sun to be your guest each day. Every nook conveys a subtle sense of design.



*\*1 BHK Iconic Homes with Mesmerising Arabian Sea View & Race Course View*



**Building Amenities:**

- Elegant entrance lobby
- Security features, CC TV surveillance in lobby
- Provision for Video door phone in each flat
- Hi speed elevators
- Ample parking



**Toilets/Bathrooms:**

- Superior quality bathroom fixtures & C.P. Fittings
- Ceramic tile dado upto door height
- Wall hung EWC in toilets
- Concealed plumbing lines.



**Flat Amenities:**

- Laminated doors in all rooms
- Lustre pain inside the flat
- Anodized aluminum sliding windows with marble/granite sill.
- Vitrified tiles flooring all over in the flat
- Concealed copper wiring and conduits
- Modular switches



**Kitchen:**

- Granite platform with stainless steel sink
- 2'-0" Dado above kitchen Platform
- Plumbing provision for water filter



**Bedroom:**

- Cable TV & telephone points
- A.C. plug point in each bedroom



**Terrace:**

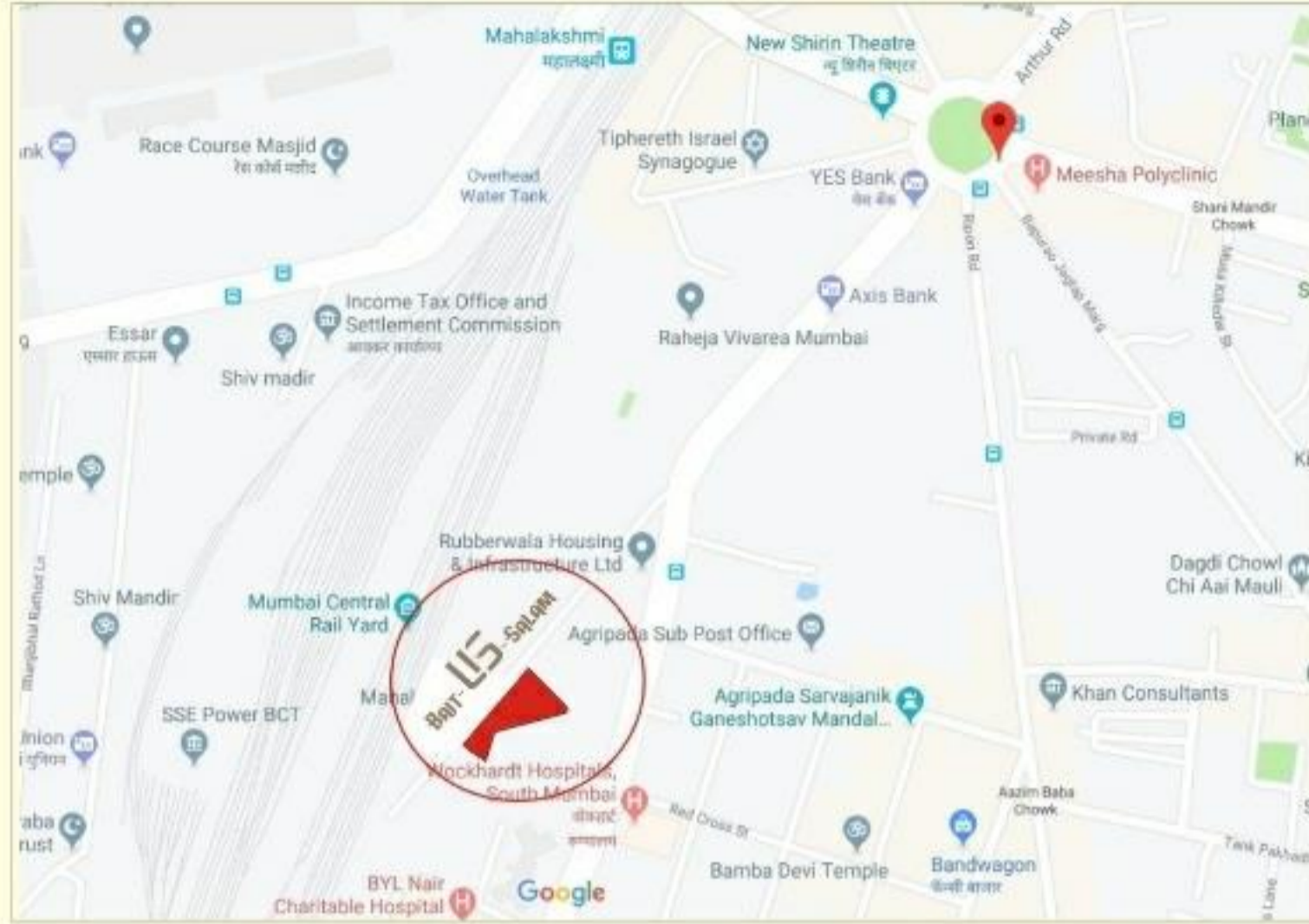
The huge terrace area is utilised for recreation, by creating sit out area and by having artificial grass landscape, with natural shrubs and plantations.





Typical Floor Plan

FLAT NOS.	Rera Carpet Area (SFT)	Rera Carpet Area (SQM)
01	428.00	40.00
02	428.00	40.00
03	425.00	39.50
04	428.00	40.00
05	428.00	40.00



Location Plan

**Proximity from the project :**

Bait Us Salam is centrally located in the heart of the city & within the close proximity of :

- Monorail Station - 10 Mins walk
- Proposed Metro Station - 5 mins walk
- Mumbai Central Railway Station - 10 mins walk
- Byculla Railway Station - 10 mins Drive
- Nair Hospital & Wockhardt Hospital - 5 mins walk
- Mahalaxmi Racecourse - 10 Mins Drive
- Pheonix Mall - 10 mins Drive



Aerial Plan



Podium Plan

Need we say more....

\*Artistic Impression





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Site Address : 391, Sane Guruji Marg, Ghaas Bazar, Agripada, Mumbai - 400011.

A Project By  
**Y.H. ASSOCIATES**

Sales Office Address : 1st Floor, Yasmin Tower, Ghaas Bazar, Agripada, Mumbai - 400011.

**Architects / LS**  
M/s. P. R. Dharia & Associates

**Design Consultant**  
M/s. Arcons

**R. C. C. Consultants**  
M/s. V. J. Joshi & Associates

MAHA RERA REGISTRATION NO. - P51900021783

Disclaimer : All Plans, Drawings, Amenities, Facilities Etc. Are Subject To The Approval Of The Respective Authorities And Would Change If Necessary.  
The Discretion Remains With The Developer.