



DOWNTOWN.TM
— LIFESPACES —



PRATAP ELEGANCE

Maha RERA Registration No. P51800031141

Sahajiv CHSL, Lallubhai Park, Vile Parle (W)



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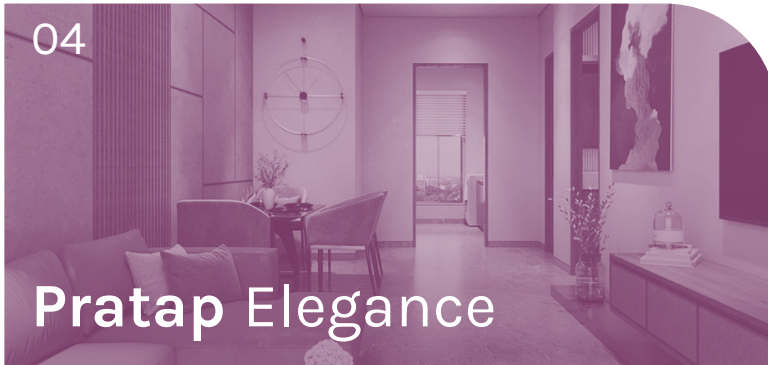
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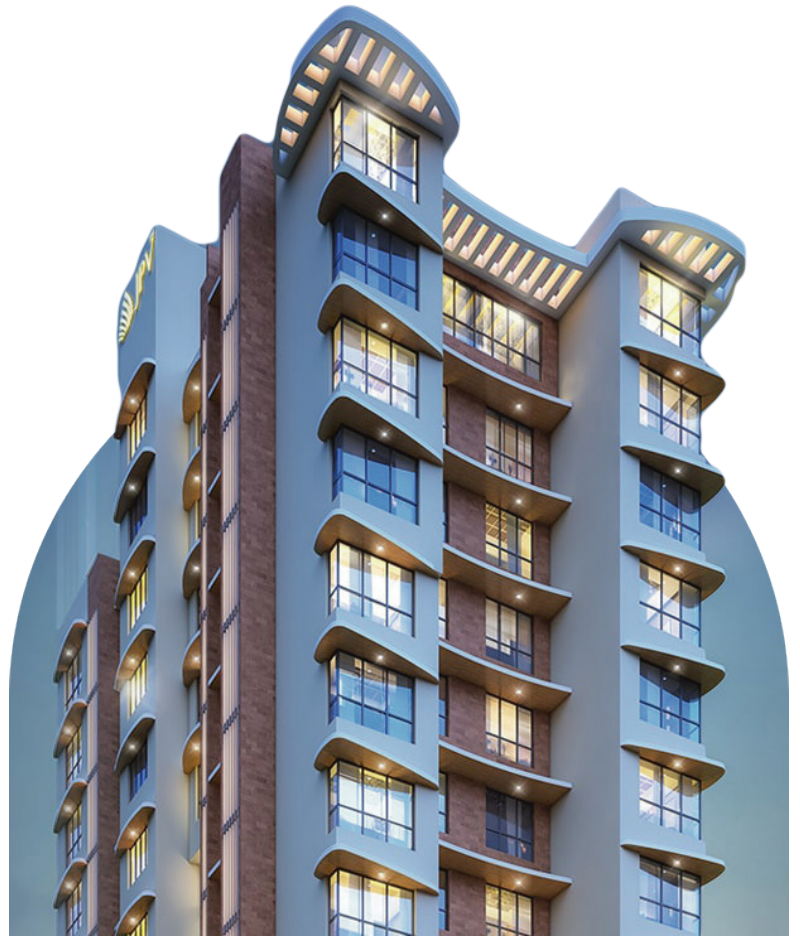
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Floor
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35+
Projects

22+ years
Experience

1mn+ sq. ft.
Achieved

JPV Realtors is a Real Estate Development firm comprised of industry leading professionals.

JPV is known as the pre-eminent developer of exclusive & thoughtful Real Estate. We are responsible for the finest portfolio of Residential & Commercial Properties in Mumbai. The JPV brand has accumulated immense goodwill among its stakeholders over its 22 Year Young Journey. The Group has successfully detained its ground into Mumbai's high speed drama of Prestigious Real Estate one Sq. Ft. at a time.



ELIZABETH HOME
SANTACRUZ (W)



VILE GRANDE
VILE PARLE (E)



VIDYAPATI
ANDHERI (E)



HARIPAD
VILE PARLE (E)



ATLANTA
SANTACRUZ (W)



NAKSHATRA
VILE PARLE (W)



CHANDAN VILLA
GOREGAON (W)



PRATAP ENCLAVE
GOREGAON (W)



MANAV HEIGHTS
MATUNGA (CR)



NIRMAN
MALAD (W)



PRATAP VILLA
MALAD (W)



PRATAP GARDEN
KANDIVALI (W)



PRATAP GRANDEUR
MALAD (E)



PRATAP OASIS
MALAD (W)



PRATAP PALACE
KANDIVALI (W)



PRATAP ROYALE
JOGESHWARI (W)



An iconic history



Since our inception 22 years ago, our multifaceted group has truly evolved and inspired to become a hallmark in whatever we do. And now we present before you, Downtown, our new venture in premium housing.



An inspiring future **DOWNTOWN.**

Ensuring a secure lifestyle in a premier, well-designed community. Downtown exhibits an unmatched aura of luxury and comfort with an unswerving commitment towards conscious creation and responsible building.





“FUTURE OF LIVING”

About Downtown

Riding the new wave on the trusted shoulders built over 22 years, JPV’s premium brand Downtown is your choice of the new decade. Luxurious, resplendent and integrity are the foundation Downtown cements on.

Envisioned by Mr Jigar Pratap Vora, led by Mr Hansal Vora and driven by Mr King Kaling Porwal, the house of Downtown strives to illustrate excellence, innovation and sustainability in every project.

Synonymous with design-conscious and responsible building choices, Downtown's invigorating vision embeds the "Future of Living" into the Mumbai Skyline. Championing craftsmanship & planning, the company redefines luxury as a lifestyle lived every day.

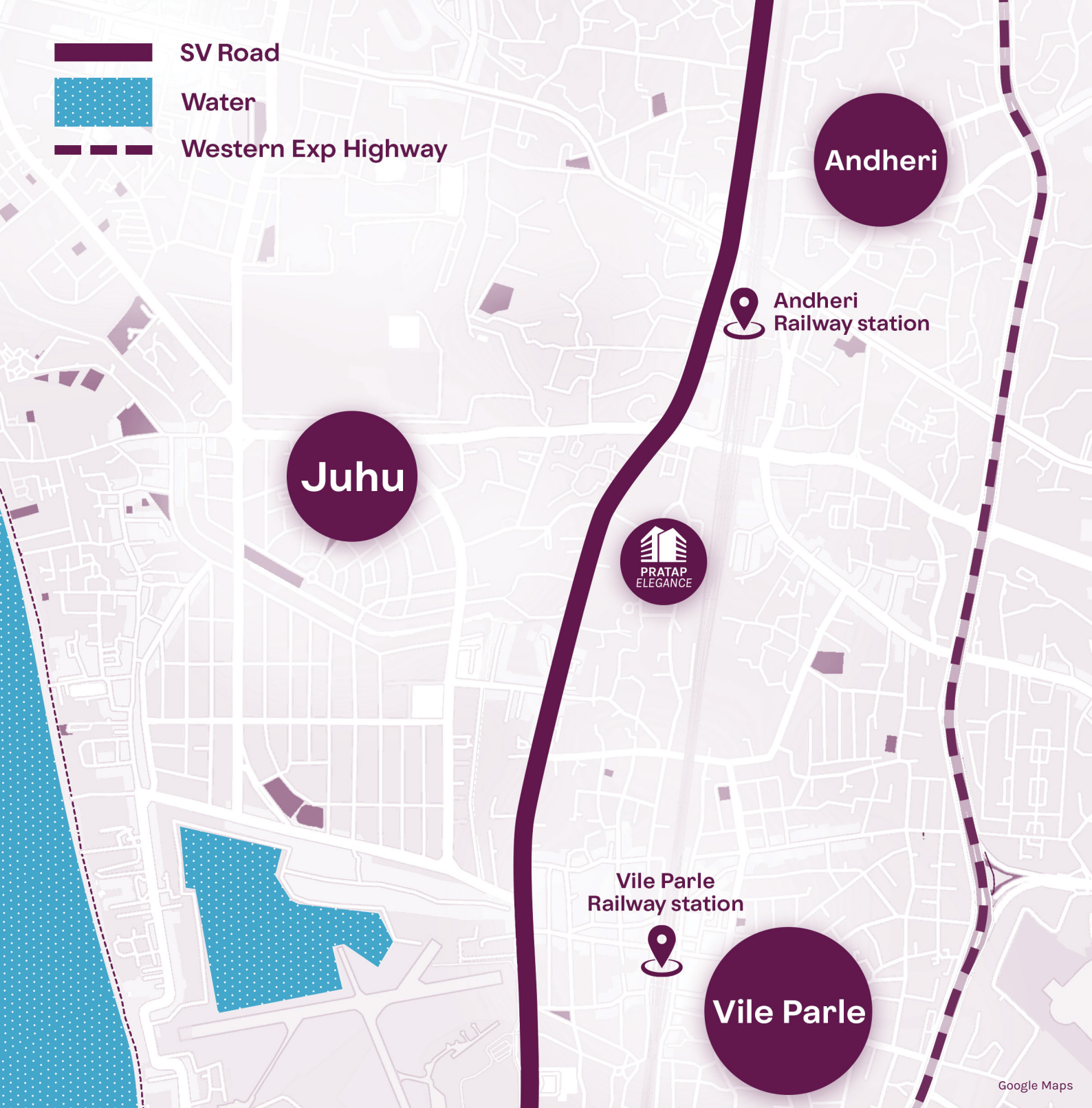
PRATAP ELEGANCE

———— SAHAJIV CHSL ————



In glistening suburbs of Mumbai, JPV's Downtown Lifespaces debuts with exceptional living, **PRATAP ELEGANCE**.

A magnificent haven in the heart of Mumbai Suburbs. Pratap Elegance is where splendour and strength blend seamlessly. Soaring high in the premium locality of Lallubhai Park, yet leaving the crowded bustle of urban living behind, Pratap Elegance will be the most luxurious spectacle to grace the city's iconic skyline.



An address to be proud of

Enjoy an extravagant abode in the epicentre of one of Mumbai's most fascinating areas- Lallubhai Park, Andheri West. Well-connected to SV Road, Western Express Highway, Chhatrapati Shivaji Maharaj International Airport and several railway stations, Pratap Elegance makes for an incredibly convenient commute across Mumbai.

Location





With proximity to the glamorous, alluring spirit of Juhu and the serene, calm ambience of Vile Parle, you have just the right balance at Pratap Elegance. With extensive transformation underway, it is also a location with immense growth potential.

within 1 KM	within 5 Km
Lallubhai Park	Juhu Circle
Vallabhbhai Patel Park	International Airpot, Mumbai
Shoppers Stop, SV Road	Mithibai & NMIMS College
Jain Derasar, Irla	Alfa Stores, Irla
Barista, SV Road	DMart, Andheri
Several Banks (ICICI, HDFC etc.)	Cooper Hospital, JVPD
BP Petrol Pump	Vile Parle Station (W)
Andheri Station (W)	



FACADE

Artist Impression

Live in a home with a unique character. Inspired by royalty, we have interwoven neo-modern and classical elements to create a distinctive style befitting modern royalty. The beauty of the regal facade is like no other in the city.

Planned as per Vastu, the design boasts an East-West opening on every floor for excellent ventilation. An internal landscaped garden along with luxury amenities on the Roof Deck and Gymnasium are just a few of the highlighted provisions.



PRATAP ELEGANCE



LANDSCAPE

Artist Impression

The entire array of interior elements and the landscape detailing unify with the classical architecture to bestow a timeless and imperial aura.

The convenient movement along with segregation of vehicular and pedestrian traffic create a systematic mode of circulation. The efficient, palatial facade stands out as an example of architecture at its finest.



LOBBY

Artist Impression

The grand entrance lobby opens up to a carefully curated interior space with large wide arched openings looking out to the vast expanse of greenery. This space is a synergy between luxury and comfort that has been designed with the user in mind. This fusion of colonial elegance with modern aesthetic brings a sense of calmness and belongingness amongst the residents & the visitors alike.



GRAND WAITING LOUNGE

Artist Impression

The waiting lounge is an embodiment of the luxury lifestyle this property brings to its residents. An amalgamation of colonial elegance with modern aesthetic, this space will certainly leave your guests in awe.



Artist Impression



GYM & FITNESS CENTER

Artist Impression

Pratap Elegance brings fitness to your doorstep with our modern and upscale Gymnasium. Furnished with state of the art equipment, our gym will help you achieve your fitness goals with ease!



Artist Impression



YOGA & MEDITATION ZONE

Artist Impression

Roll out your yoga mat and discover mindfulness. We provide you with a calm and quiet Yoga and meditation zone. Relax and rejuvenate yourself and bring out the positive energy and joy around you.



JOGGING/REFLEXOLOGY WALKWAYS

Stock Photo

Walk or jog your way to a healthy heart at Jogging/Reflexology walkways. Experience the boon of wellness while cherishing the wonders of nature and nurturing community living.



SENIOR CITIZEN AREA

Stock Photo

Old age doesn't have to be isolated or monotonous. The elderly can laugh, lose track of time or feel like a goofy kid at heart. They can indulge in activities like reading, yoga, music sessions or just simply appreciate the soothing sun.



TERRACE GARDEN

Artist Impression

An ultimate outdoor space. In addition to the beautiful views, It can also serve as an urban garden. A terrace deck is quite a luxury as it can serve as an amazing entertainment and lounge area with greenery to jazz it up.



KIDS PLAY AREA

Stock Photo

With most kids today hooked on mobile phones, it is imperative to ensure your children get some physical activity and stay healthy. An in-house play park ensures kids' safety and acts both as a playground for children and as a bonding place for parents.



MULTI-SPORTS TURF

Artist Impression

We believe that a fitness-driven lifestyle is an integral part of modern living. With a bright and beautiful multi-sports turf around, you can now enjoy an array of sports like badminton, basketball etc.



Stock Photo

We don't want you to limit your love for Cricket to just television. For all the cricket aficionados, you can now indulge in uninterrupted and streamlined practice sessions at the cricket net. Highly valuable for kids aspiring to excel in the sport.



FLAT AMENITIES

Artist Impression



Artist Impression



Artist Impression

Spacious

2, 2.5 & Penthouses
available with Road &
Internal Garden Views

Security

Telecom and cameras
for 24/7 security

Independent Car Parking System

Jodi Configurations

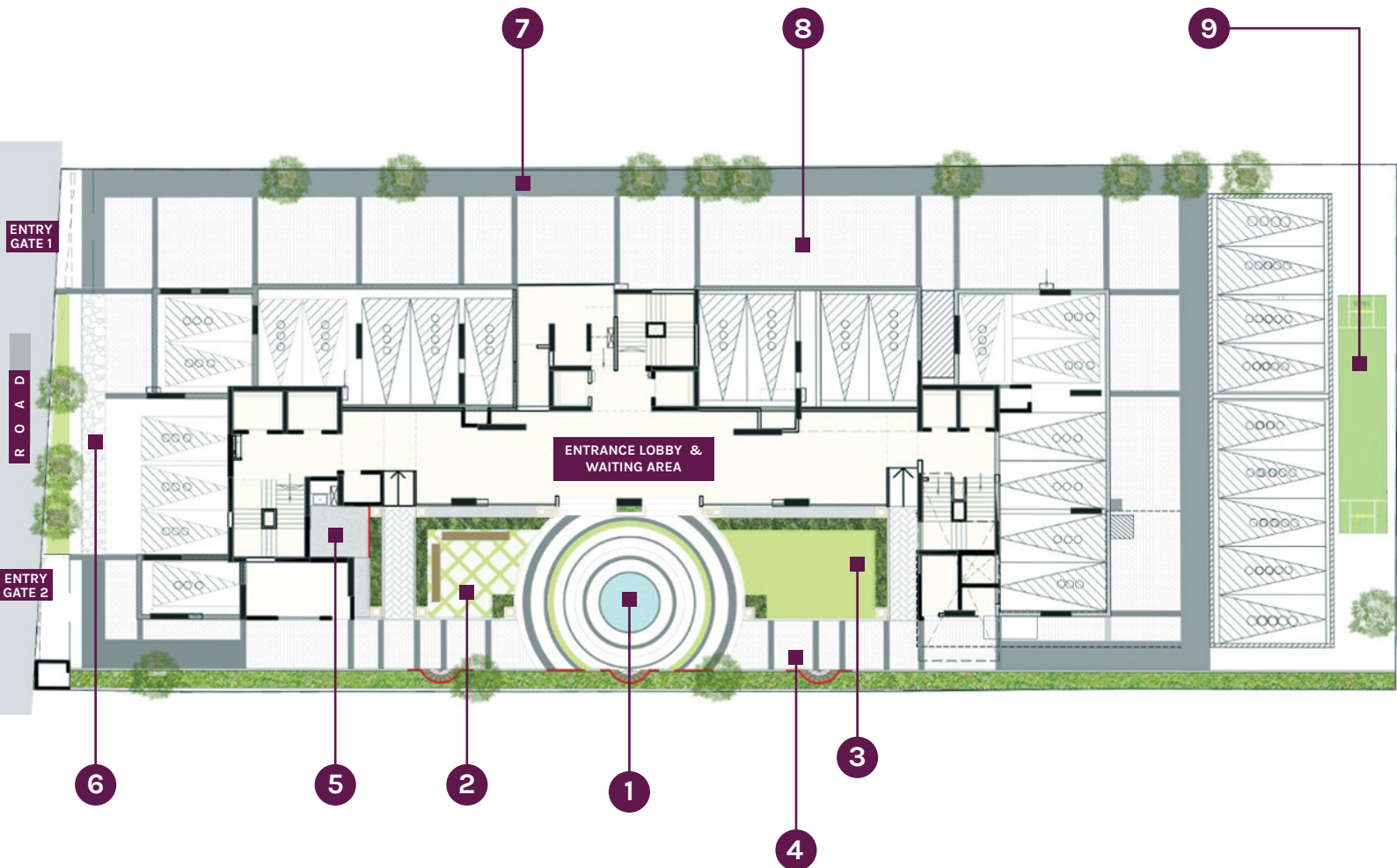
Versatile floor plans.
There are no columns
obstructing the space

Multi-Purpose space

Home office, spatial rooms
for office desks

Noise-cancelling laminated windows

BUILDING LAYOUT



1. ENTRANCE PLAZA WITH GRASS BANDS & WATER BODY

2. SEATING AREA

3. PARTY LAWN

4. TRELLIS

5. SERVICE AREA FOR PARTY LAWN

6. REFLEXOLOGY PATHWAY

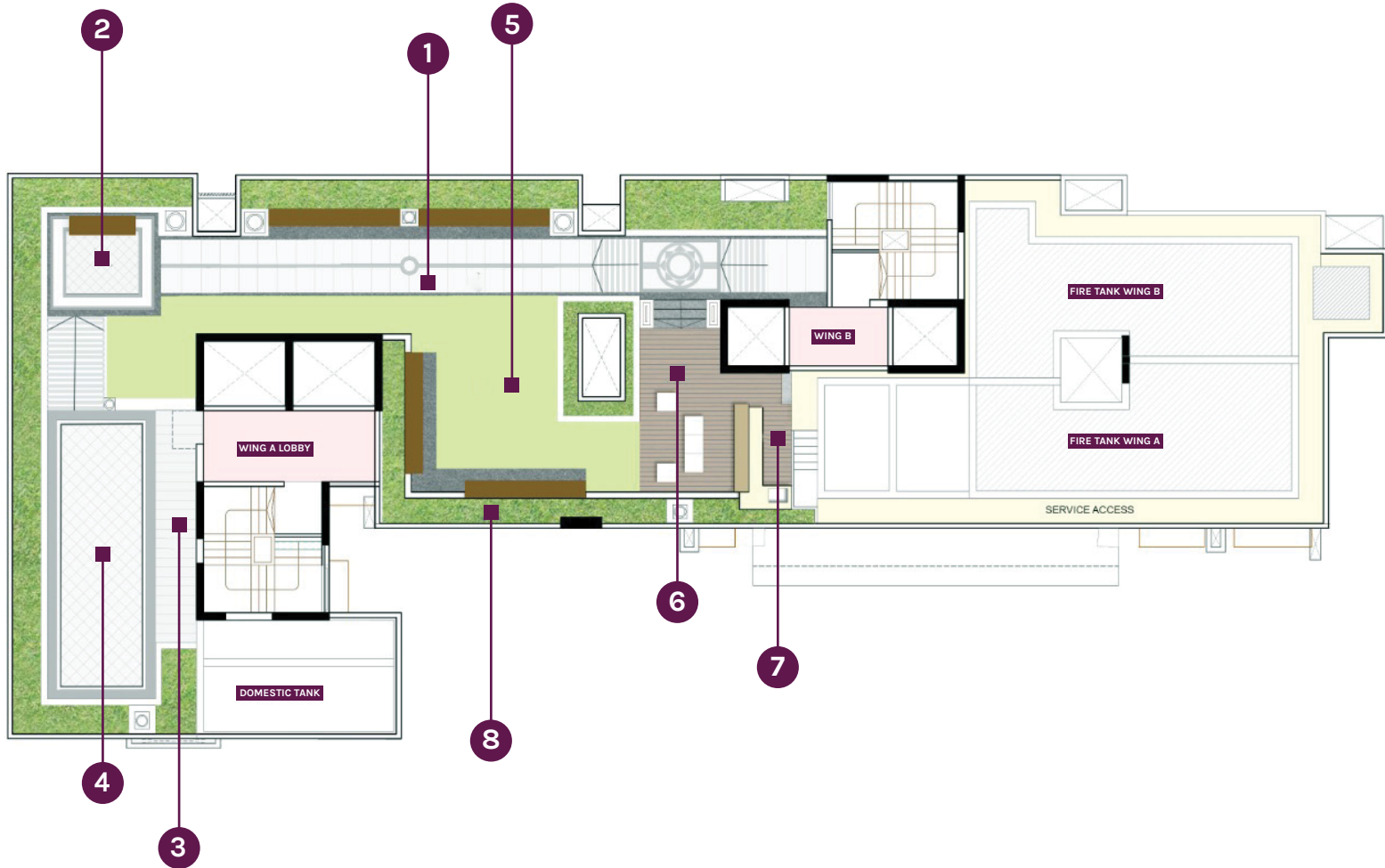
7. JOGGING TRACK

8. PAVED PATHWAY

9. CRICKET NET



TERRACE LAYOUT



1. WALKWAY

2. SENIOR CITIZEN AREA

3. OUTDOOR GYM

4. YOGA & MEDITATION ZONE

5. LAWN WITH SEATING

6. WOODEN DECK

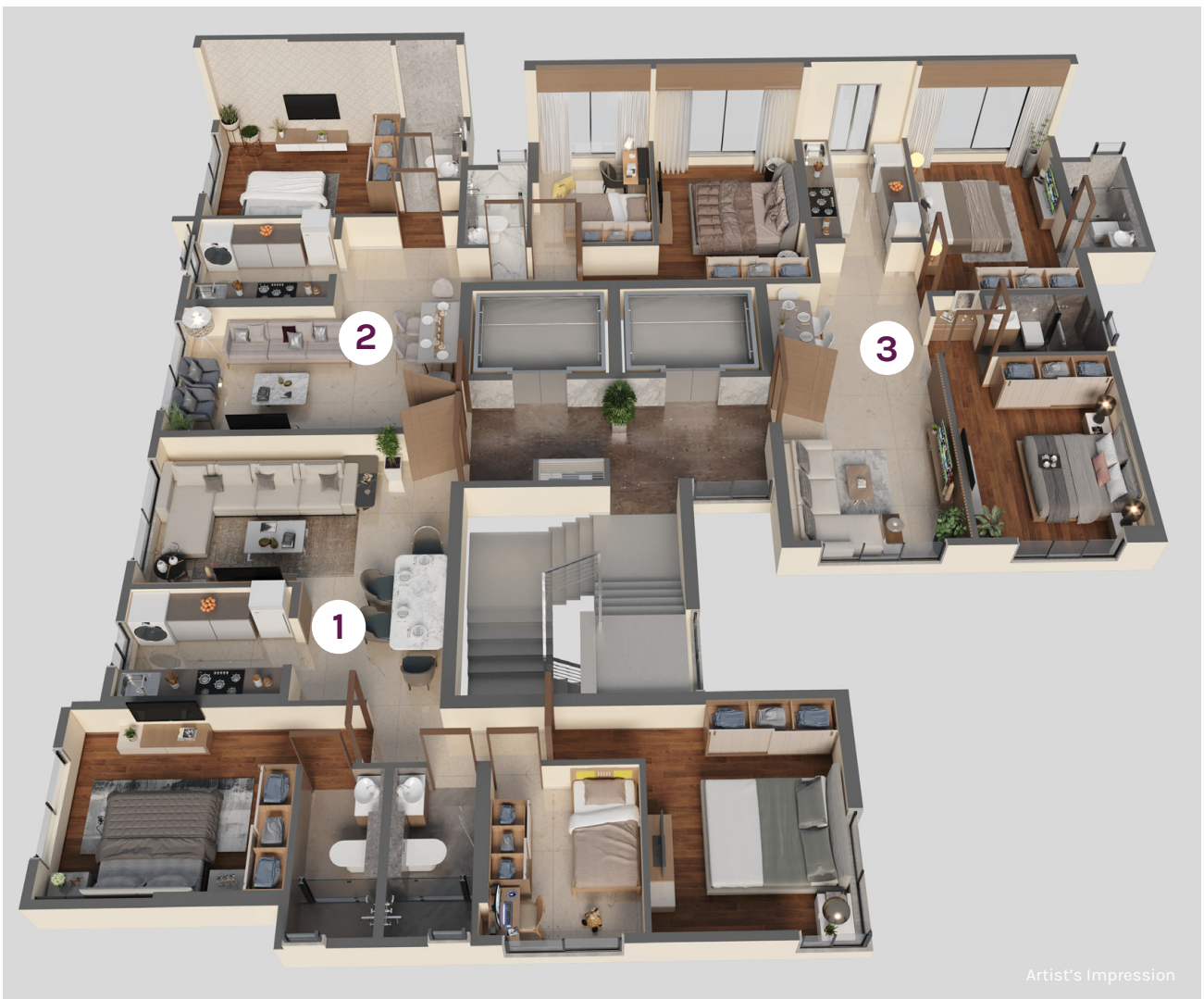
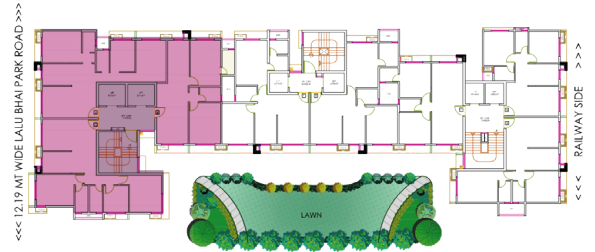
7. FOOD/BAR COUNTER

8. SHRUB BED



WING A

Typical Floor Plan



Artist's Impression

- 1. Flat - 756 sq ft
- 2. Flat - 756 sq ft
- 3. Flat - 662 sq ft



WING A

756 sq ft



1. LIVING ROOM - 17'3" X 10'0"

5. CHILDREN'S BEDROOM - 8'0" X 8'6"

2. DINING - 8'0" X 7'3"

6. BEDROOM - 10'3" X 11'9"

3. KITCHEN - 8'9" X 7'0"

7. TOILET - 4'3" X 8'6"

4. MASTER BEDROOM - 12'0" X 10'0"



WING A
756 sq ft



1. LIVING ROOM - 17'3" X 10'0"

5. CHILDREN'S BEDROOM - 8'0" X 10'0"

2. DINING - 8'0" X 7'3"

6. BEDROOM - 9'6" X 13'3"

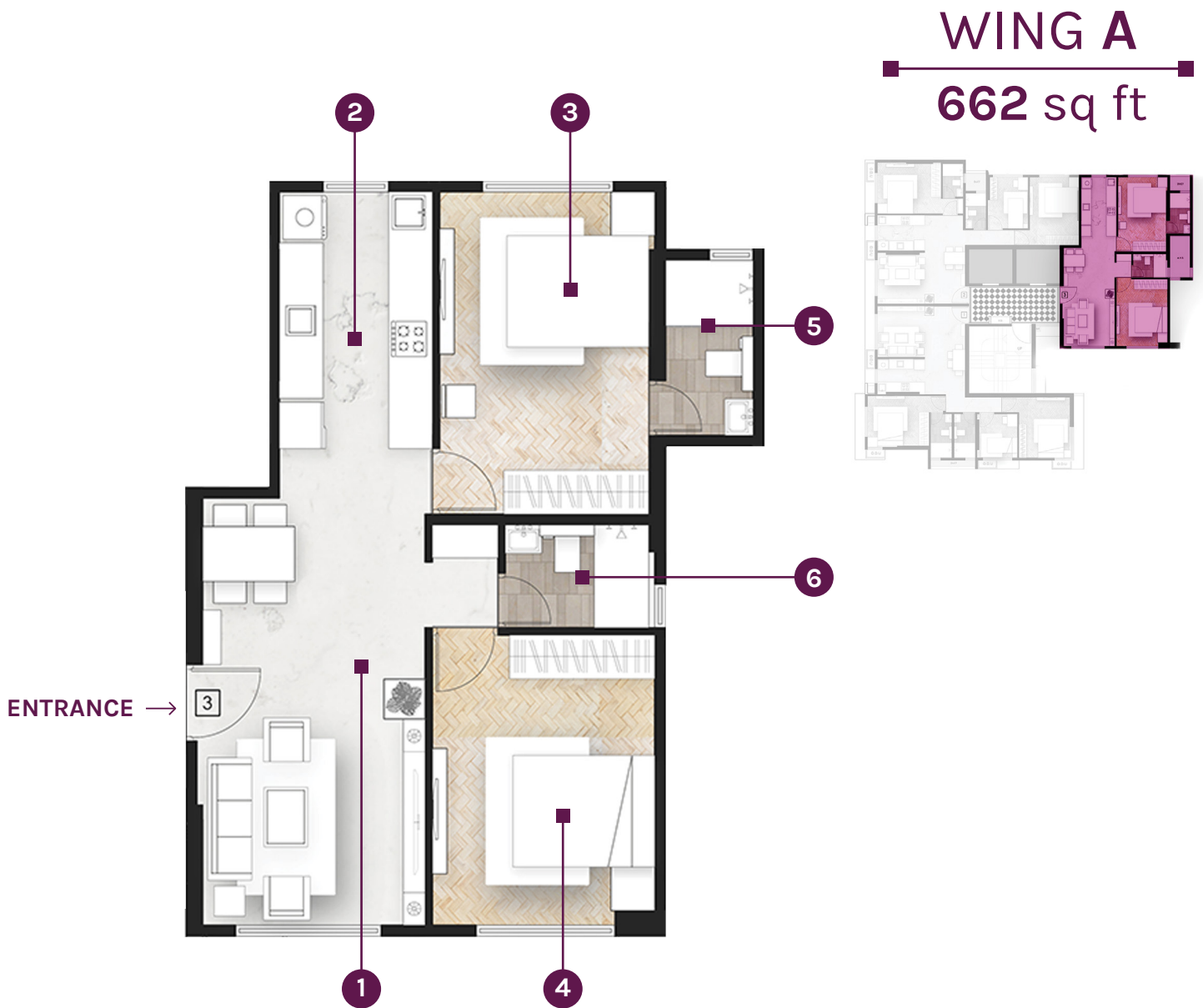
3. KITCHEN - 8'9" X 7'0"

7. TOILET - 4'0" X 6'6"

4. MASTER BEDROOM - 12'6" X 10'0"

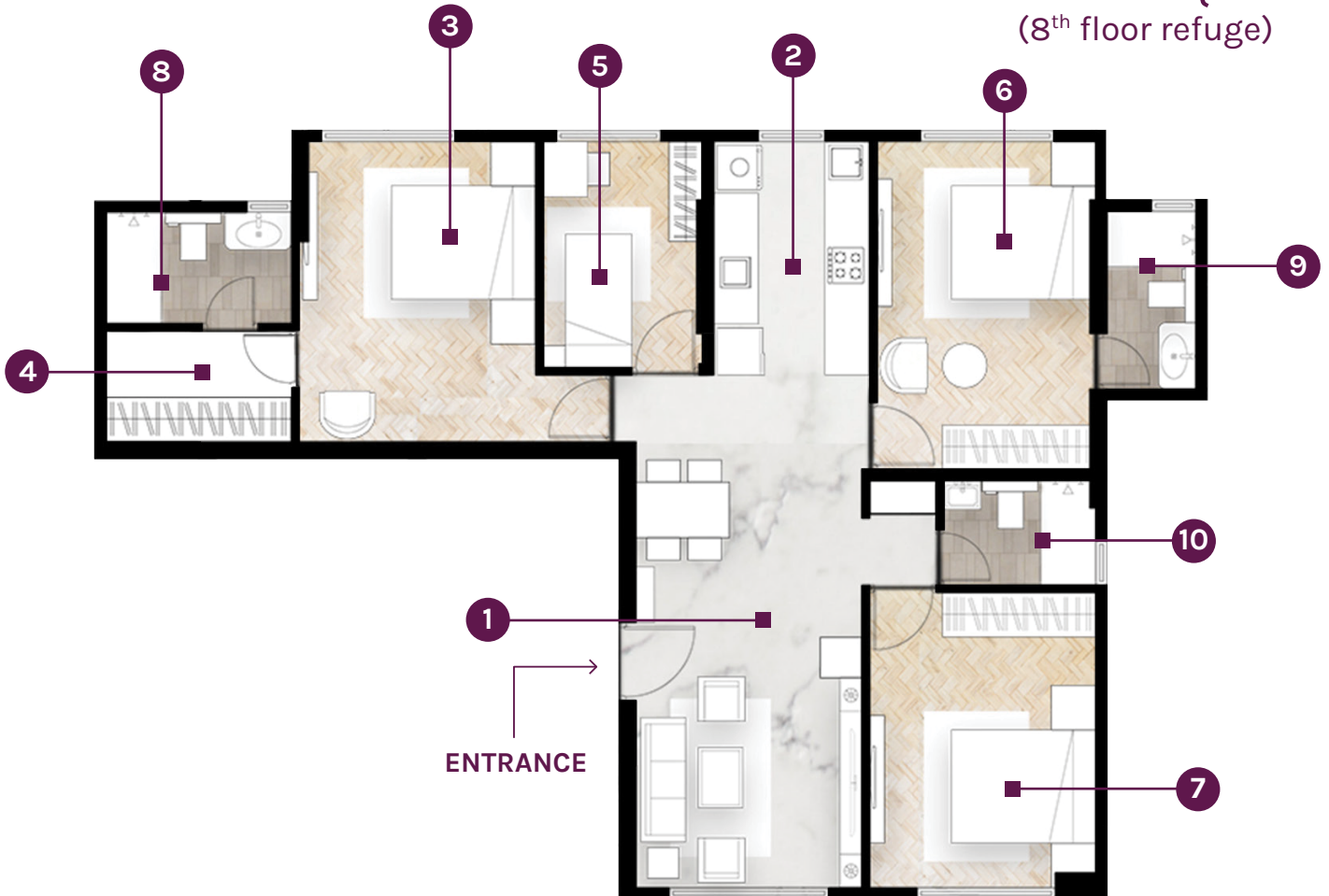
8. TOILET - 4'0" X 6'9"





WING A

993 sq ft
(8th floor refuge)



1. LIVING ROOM & DINING - 10'3" X 22'9"

6. BEDROOM - 9'6" X 14'6"

2. KITCHEN - 7'0" X 9'9"

7. BEDROOM - 10'0" X 13'0"

3. MASTER BEDROOM - 10'6" X 13'3"

8. TOILET - 8'3" X 5'0"

4. DRESSER - 8'3" X 5'0"

9. TOILET - 4'0" X 7'9"

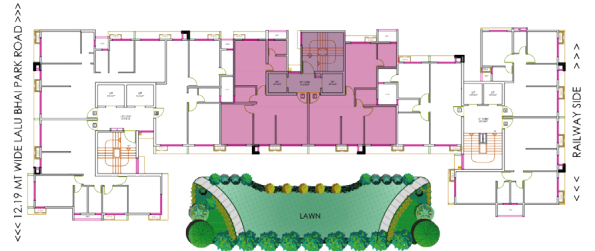
5. CHILDREN'S BEDROOM - 7'0" X 9'9"

10. TOILET - 6'9" X 4'9"



WING B

Typical Floor Plan



1. Flat - 660 sq ft

2. Flat - 627 sq ft





1. LIVING ROOM - 10'0" X 15'9"

5. DRESSER - 6'0" X 4'9"

2. DINING - 6'3" X 6'9"

6. BEDROOM - 10'0" X 13'0"

3. KITCHEN - 7'0" X 8'6"

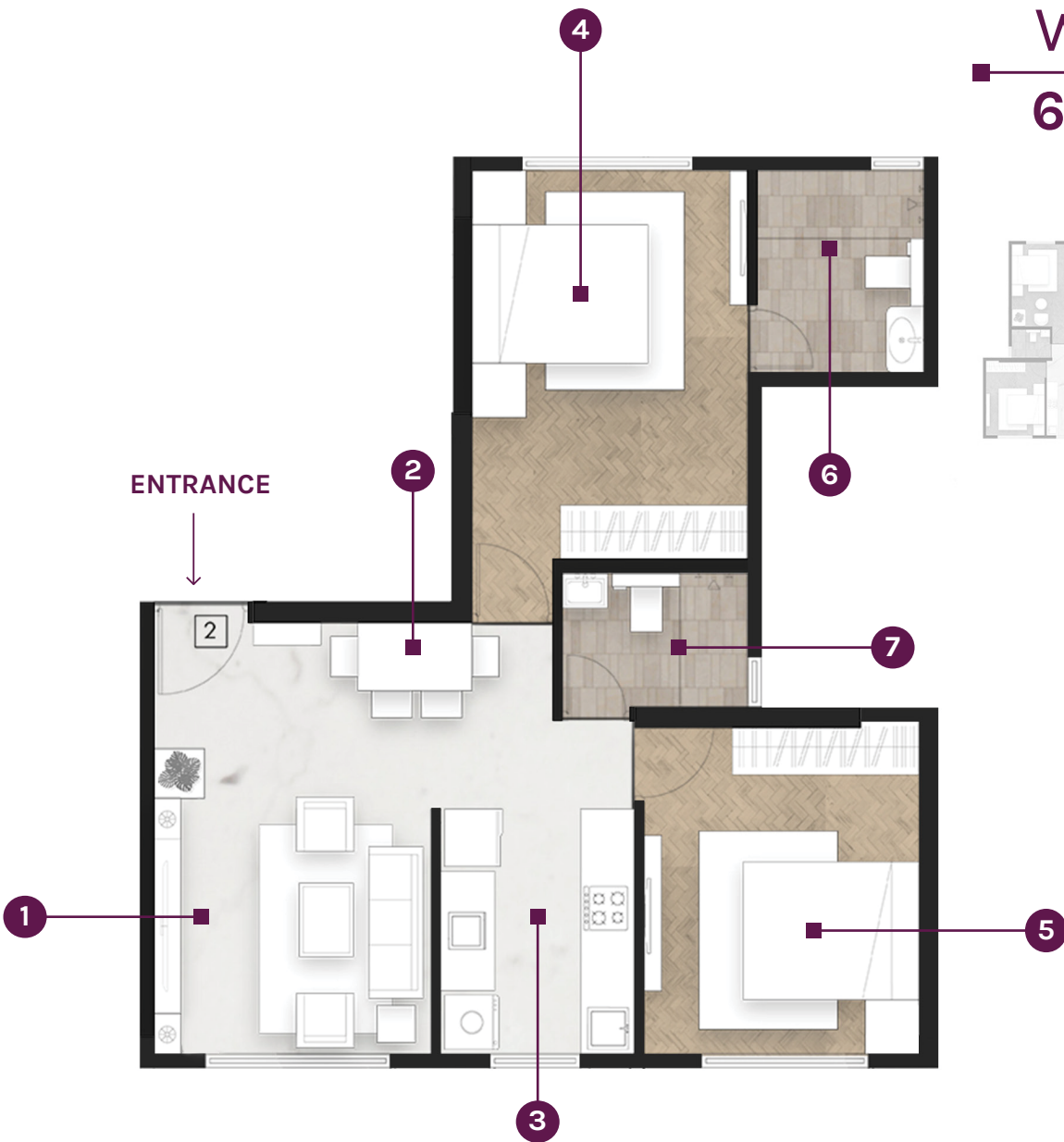
7. TOILET - 6'0" X 4'6"

4. MASTER BEDROOM - 10'0" X 14'3"

8. TOILET - 6'9" X 5'0"



WING B
627 sq ft



1. LIVING ROOM - 10'0" X 15'9"

5. BEDROOM - 10'0" X 11'9"

2. DINING - 4'6" X 6'9"

6. TOILET - 6'0" X 7'3"

3. KITCHEN - 7'0" X 8'6"

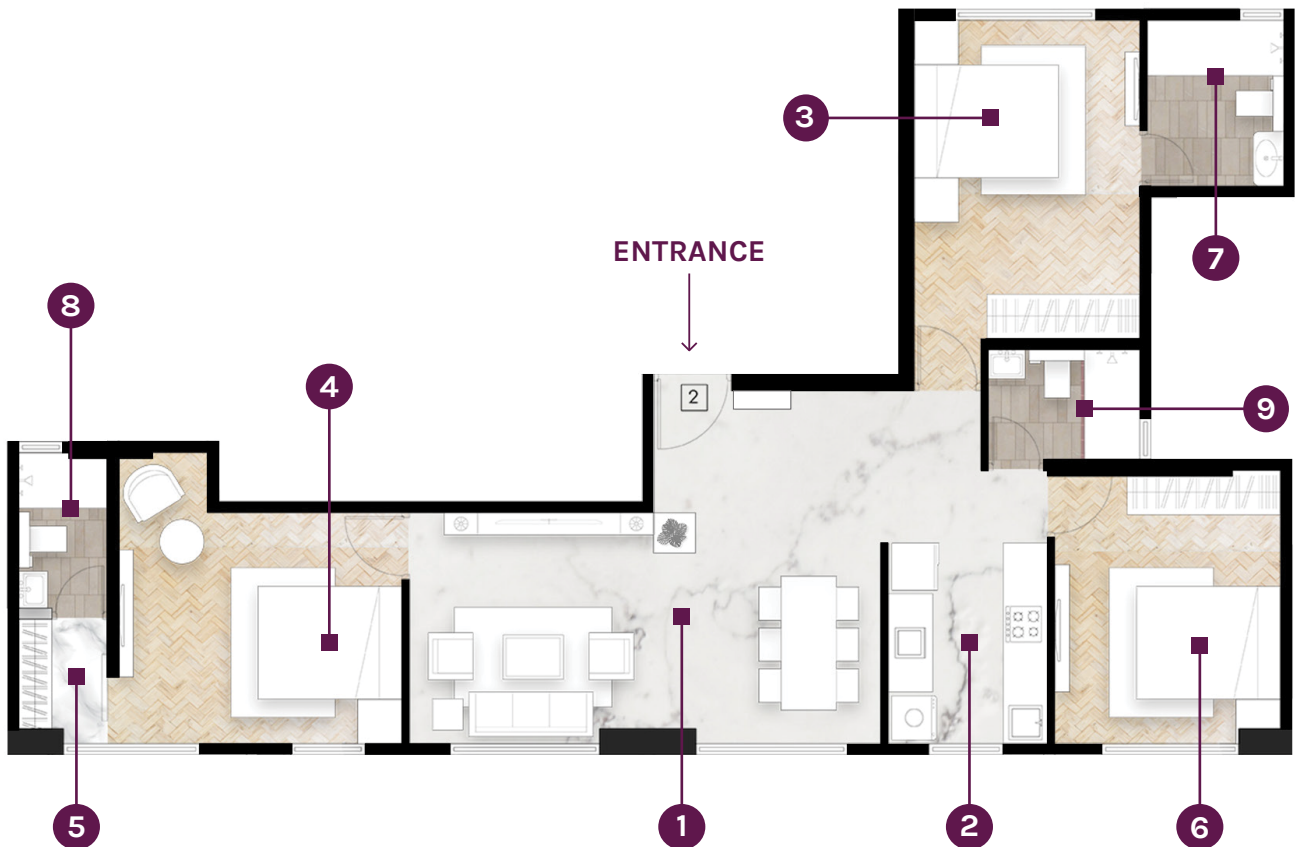
7. TOILET - 6'9" X 4'9"

4. MASTER BEDROOM - 10'0" X 14'0"



WING B

937 sq ft
(8th floor refuge)



1. LIVING ROOM & DINING - 21'0" X 10'3"

6. BEDROOM - 10'0" X 11'9"

2. KITCHEN - 7'0" X 8'6"

7. TOILET - 6'0" X 7'3"

3. BEDROOM - 10'0" X 14'0"

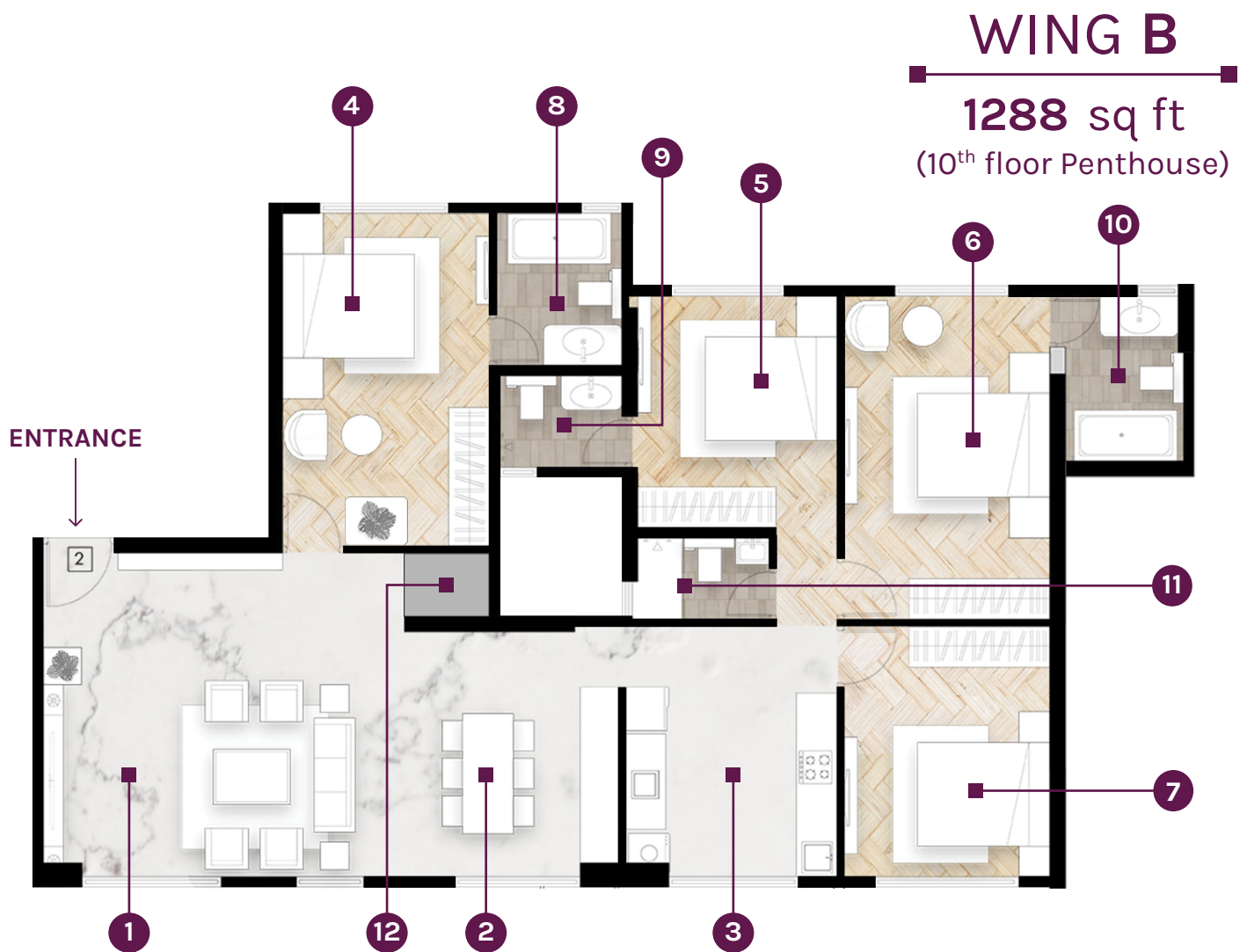
8. TOILET - 4'0" X 7'0"

4. MASTER BEDROOM - 12'6" X 10'3"

9. TOILET - 6'9" X 4'9"

5. DRESSER - 4'0" X 5'6"





1. LIVING ROOM - 21'6" X 15'9"

2. DINING - 6'3" X 11'9"

3. KITCHEN - 10'3" X 8'9"

4. MASTER BEDROOM - 10'0" X 16'0"

5. CHILDREN'S BEDROOM - 9'9" X 11'3"

6. GUEST BEDROOM - 10'0" X 15'6"

7. BEDROOM - 10'0" X 12'0"

8. TOILET - 6'0" X 7'3"

9. TOILET - 6'0" X 4'6"

10. TOILET - 8'0" X 5'9"

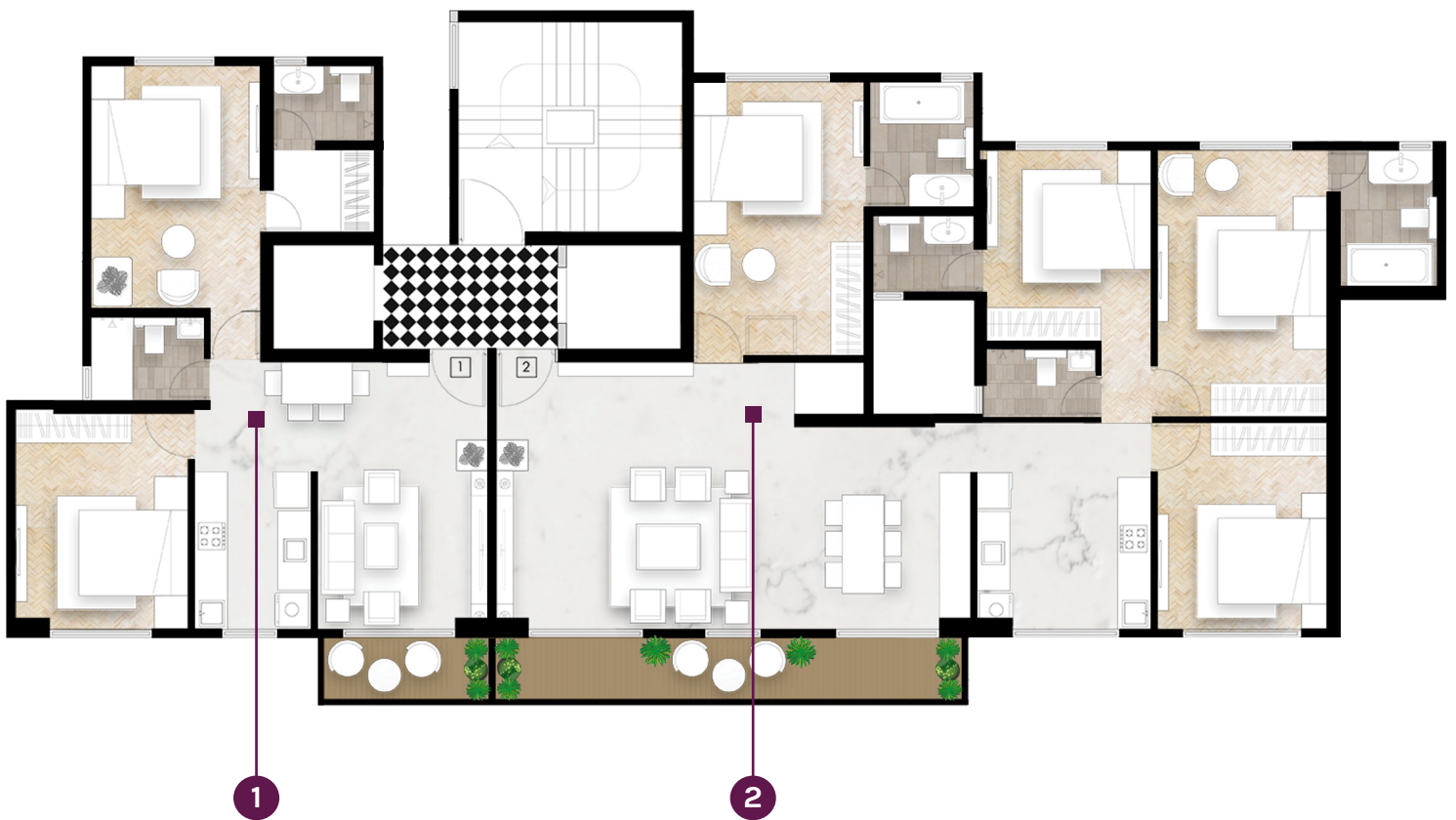
11. TOILET - 6'3" X 4'0"

12. PUJA ROOM - 4'0" X 3'0"



WING B

11TH & 12TH Floor
(Penthouses)



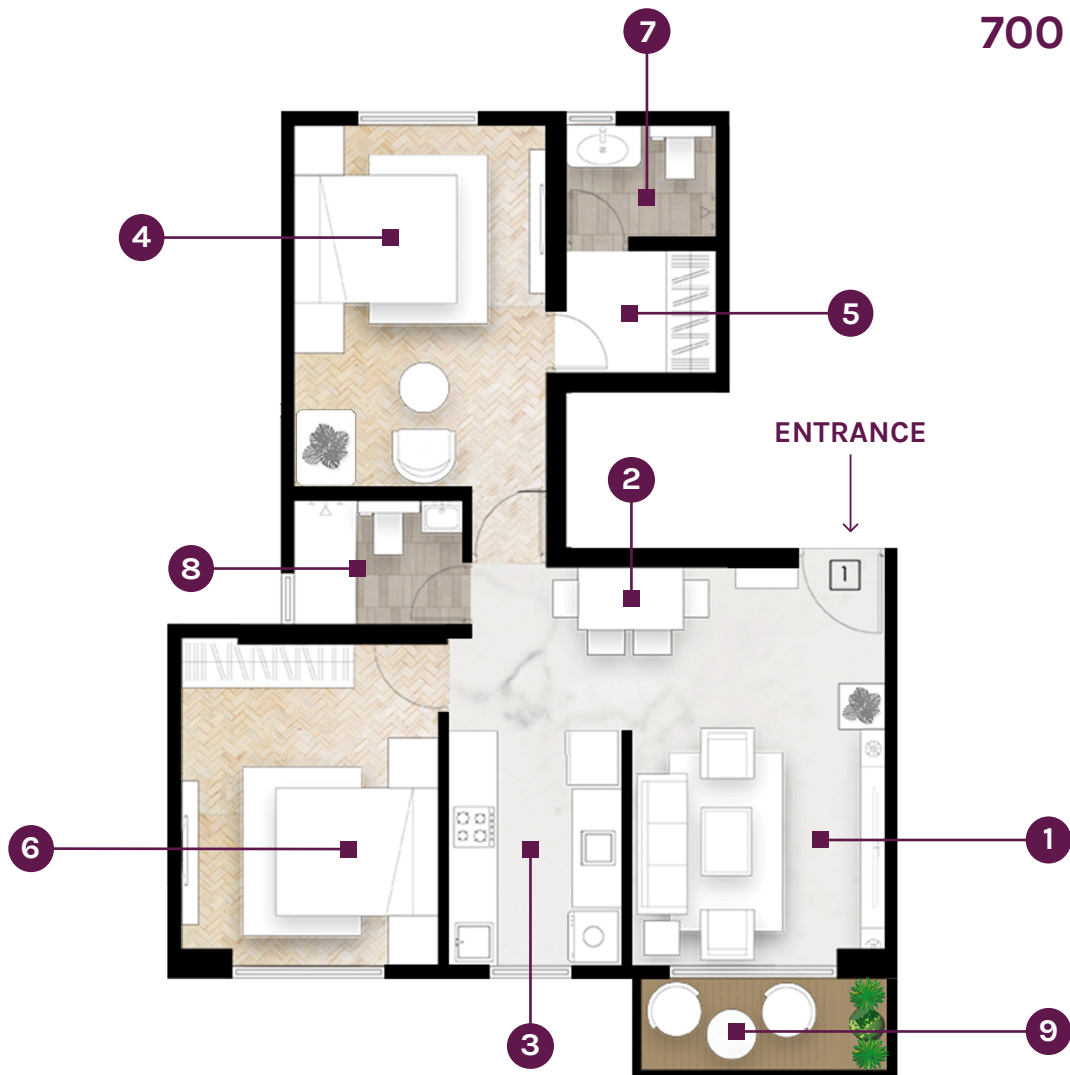
1. FLAT - 700 sq ft

2. FLAT - 1394 sq ft



WING B

700 sq ft



1. LIVING ROOM - 10'0" X 15'9"

6. BEDROOM - 10'0" X 13'0"

2. DINING - 6'3" X 6'9"

7. TOILET - 6'0" X 4'6"

3. KITCHEN - 7'0" X 8'6"

8. TOILET - 6'9" X 5'0"

4. MASTER BEDROOM - 10'0" X 14'3"

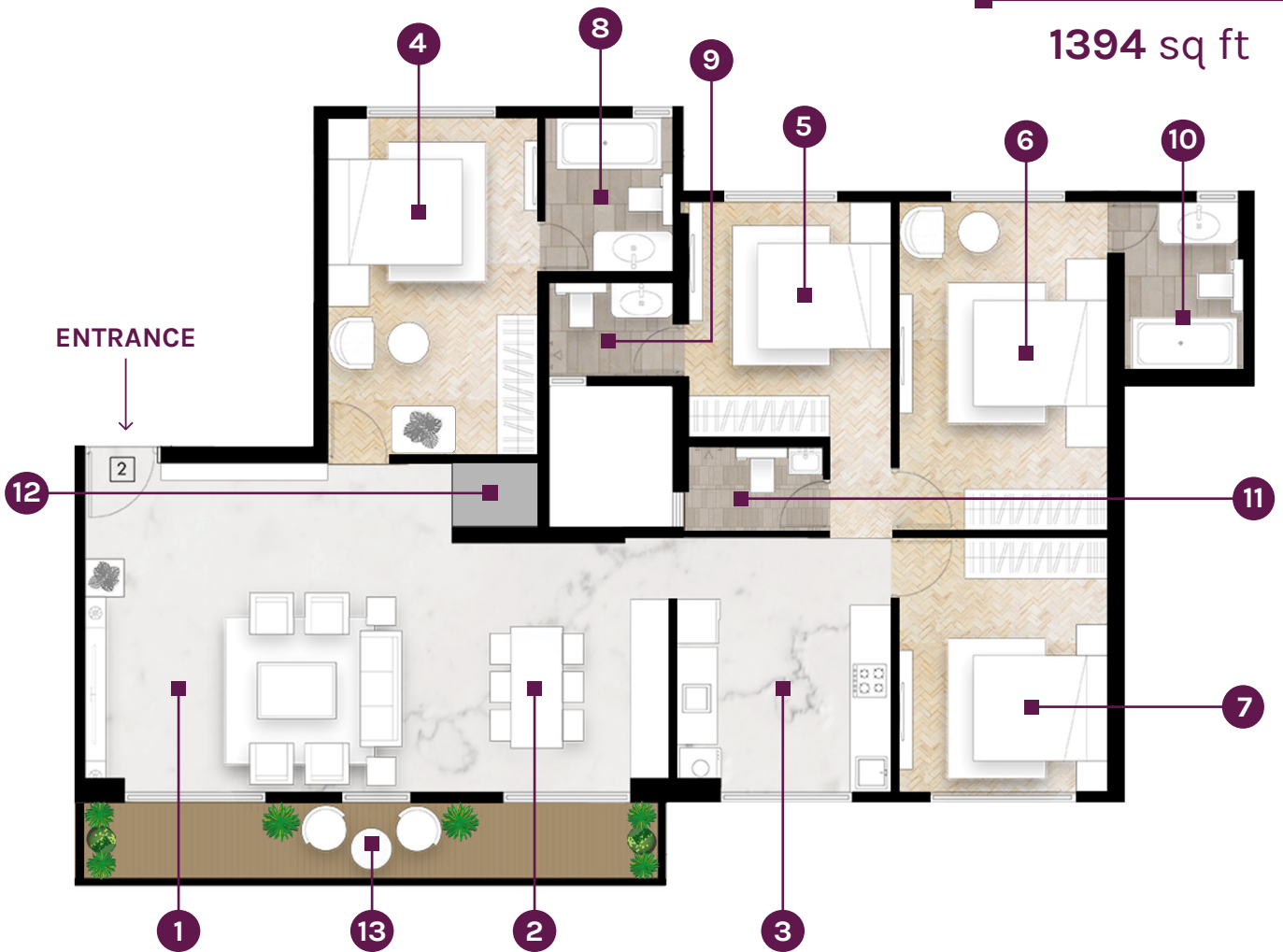
9. DECK - 10'0" X 4'0"

5. DRESSER - 6'0" X 4'9"



WING B

1394 sq ft



1. LIVING ROOM - 21'6" X 15'9"

2. DINING - 6'3" X 11'9"

3. KITCHEN - 10'3" X 8'9"

4. MASTER BEDROOM - 10'0" X 16'0"

5. CHILDREN'S BEDROOM - 9'9" X 11'3"

6. GUEST BEDROOM - 10'0" X 15'6"

7. BEDROOM - 10'0" X 12'0"

8. TOILET - 6'0" X 7'3"

9. TOILET - 6'0" X 4'6"

10. TOILET - 8'0" X 5'9"

11. TOILET - 6'3" X 4'0"

12. PUJA ROOM - 4'0" X 3'0"

13. DECK - 27'3" X 4'0"



We pride ourselves in our **hand-picked team** of experienced consultants, united by a commitment to value creation and uncompromising quality.

Ar. Manish Shah
Liasoning Architect

Piyush Shah & Associates
Advocates & Solicitors

Ar. Hemal Shah
Design Architect

Mr. Furkhan Petiwala
Structural Consultant

Mr. Kirtee Siingh
Lighting Consultant

Ar. Reshma Karmarkar
Interior Architect

Ar. Kinnari Kulkarni
Landscape Architect

Mr. Maniram Varma
MEP Consultant