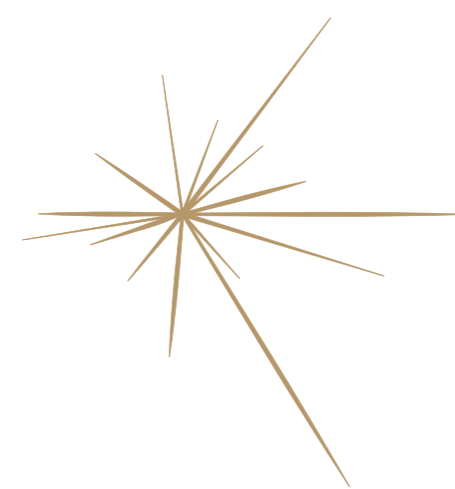


ASTRUM

MALAD EAST





ASTRUM

MALAD EAST



Everyone has a shine within.
Made up of hopes, dreams and ambitions.
Made up of love, joy and possibilities.

It's a potential so bright,
it waits patiently for its time to burst out.

You nurture the shine as you grow in life.
You polish it. Manifest it. Ripen it.

And when the timing is just right,
when the stars are aligned in your favour,
that moment comes.

For your shine to come to life.
For it to find a home to call its own.

A place where family can thrive.
Where love is the only colour you see.
And the bright future you once imagined,
finds the perfect galaxy to glow and grow.

Welcome to **ASTRUM**.
Refined living spaces in the heart of Malad.

LIVE YOUR SHINE



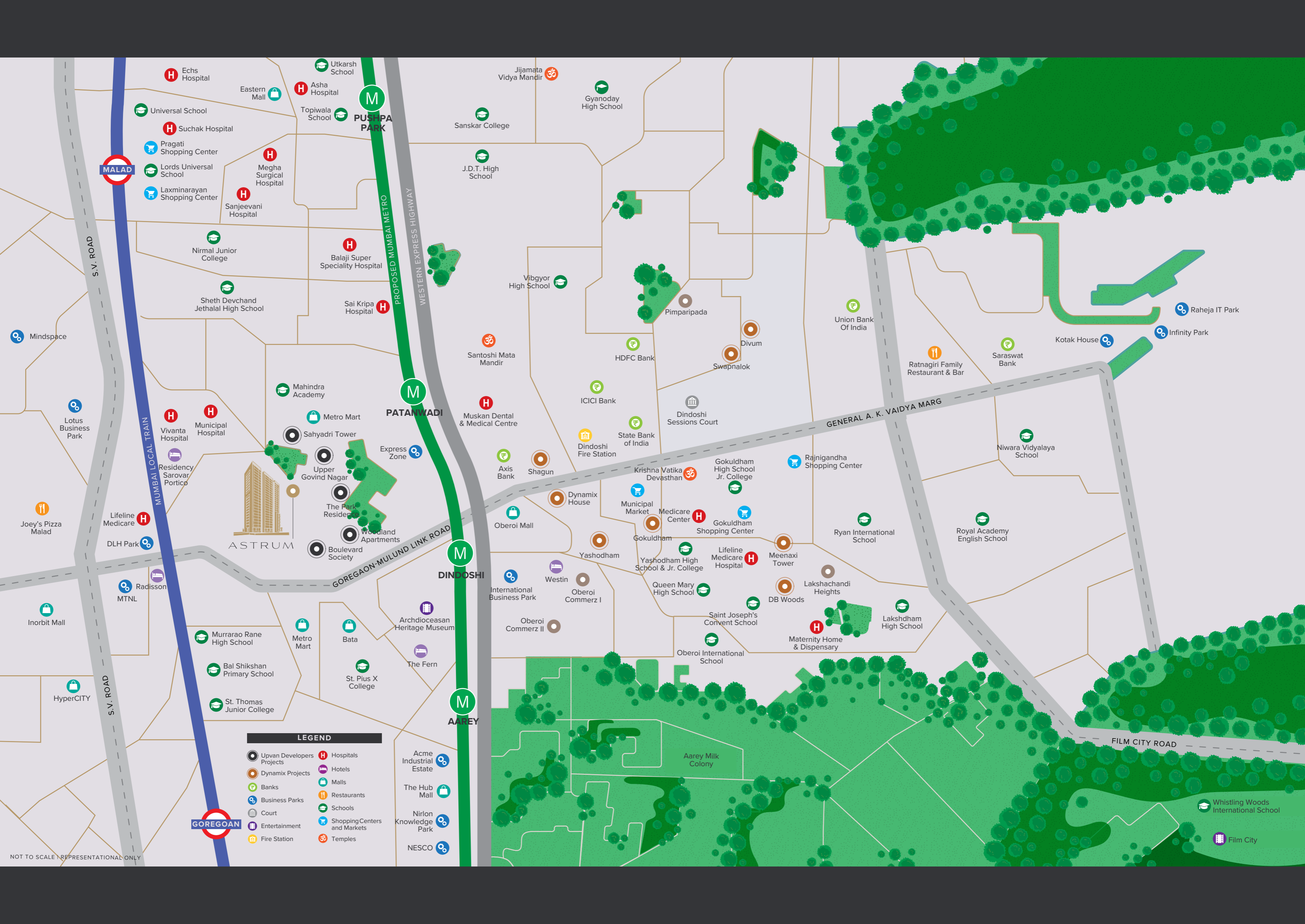
REPRESENTATIONAL IMAGE



THE CITY OF STARS
IS SHINING
JUST FOR YOU.

Mumbai never fails to amaze. The eclectic pace, the colourful vibe, the glamorous skyline. This is where dreams come to become reality. And one of the brightest suburbs of this city is Malad. Famously blossoming as one of the warmest neighbourhoods of Mumbai's Western Suburbs, you truly will find yourself at the centre of it all. Lush green lanes and cool restaurants. Worldly conveniences and trendy stores. Almost as if it were crafted just for you and yours.





MALAD

PUSHPA PARK

PATANJWADI

DINDOSHI

AAREY

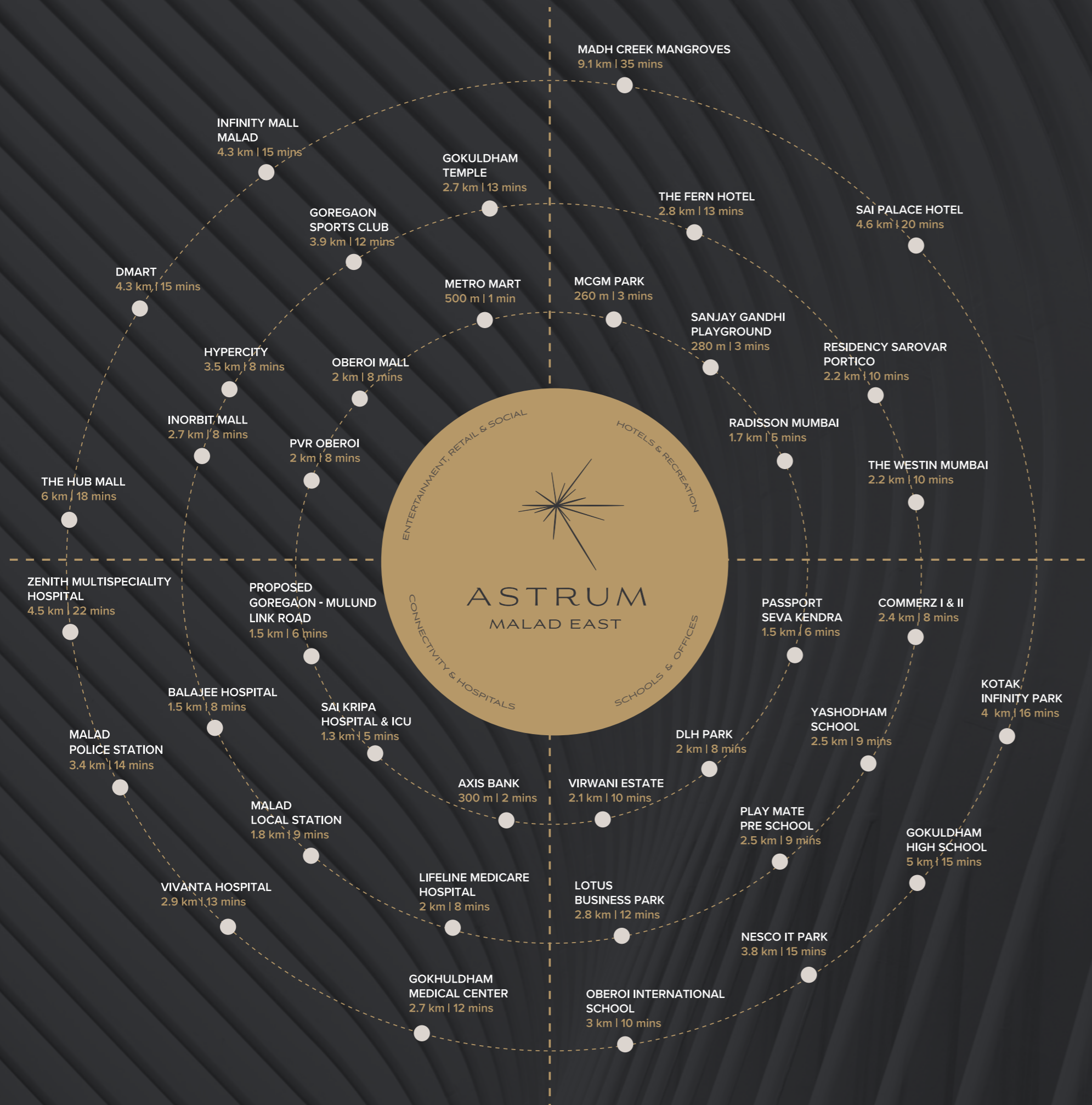
GOREGAON

- LEGEND**
- Upvan Developers Projects
 - Dynamix Projects
 - Banks
 - Business Parks
 - Court
 - Entertainment
 - Fire Station
 - Hospitals
 - Hotels
 - Malls
 - Restaurants
 - Schools
 - Shopping Centers and Markets
 - Temples

- Acme Industrial Estate
- The Hub Mall
- Nirlon Knowledge Park
- NESCO

NOT TO SCALE | REPRESENTATIONAL ONLY

THINGS IN & AROUND



THEY SAY,
THE UNIVERSE
CONSPIRES TO
BRING YOU
EVERYTHING
YOU'VE DREAMED OF.
THEY'RE RIGHT.

Malad brings you closer to a life fulfilled. With international schools and business districts, airports and highways, train stations and convenience stores, all becoming part of your inner circle. Not to mention the tranquility of the cool Aarey breeze, visiting you from right next door.



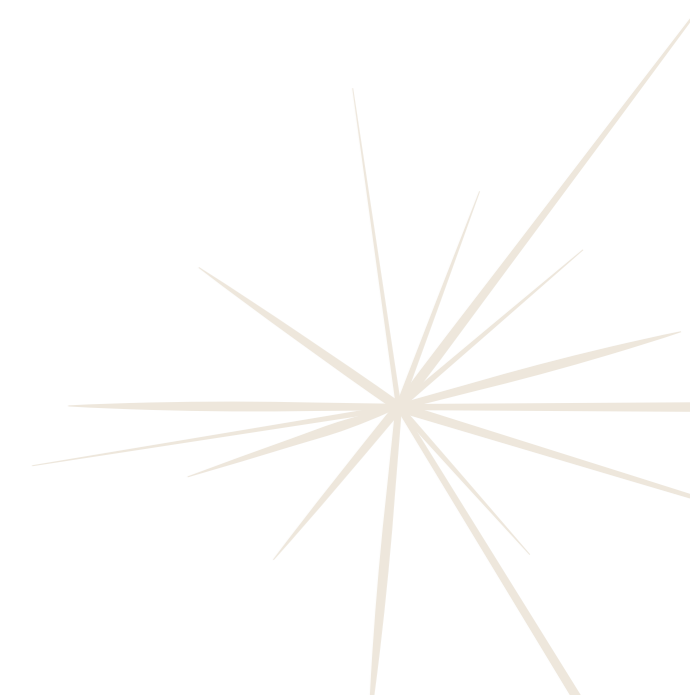


SHOT ON SITE



THE STAR THAT SHINES
BRIGHTEST ON EARTH
IS HOME.

Rising dazzlingly above the city skyline, Astrum is a 22-storey tower that commands striking city views on one side and the welcoming hues of Aarey on the other. This elegant tower takes its rightful place in Malad's skyline, in the heart of everything you would desire. Poised to become a landmark in its own right, Astrum has been designed with an abundance of amenities for the entire family and luxurious details envisaged for the homes within.





NOT AN ENTRANCE.
IT'S THE BEGINNING OF
THE REST
OF YOUR LIFE.

Our grand entrance isn't just the access to your home. It's the gateway to luxurious living. Designed to transport you into an alternate galaxy, every time you come home. Think red carpet, but with stardust sprinkled all over.


ASTRUM
MALAD EAST

REPRESENTATIONAL IMAGE





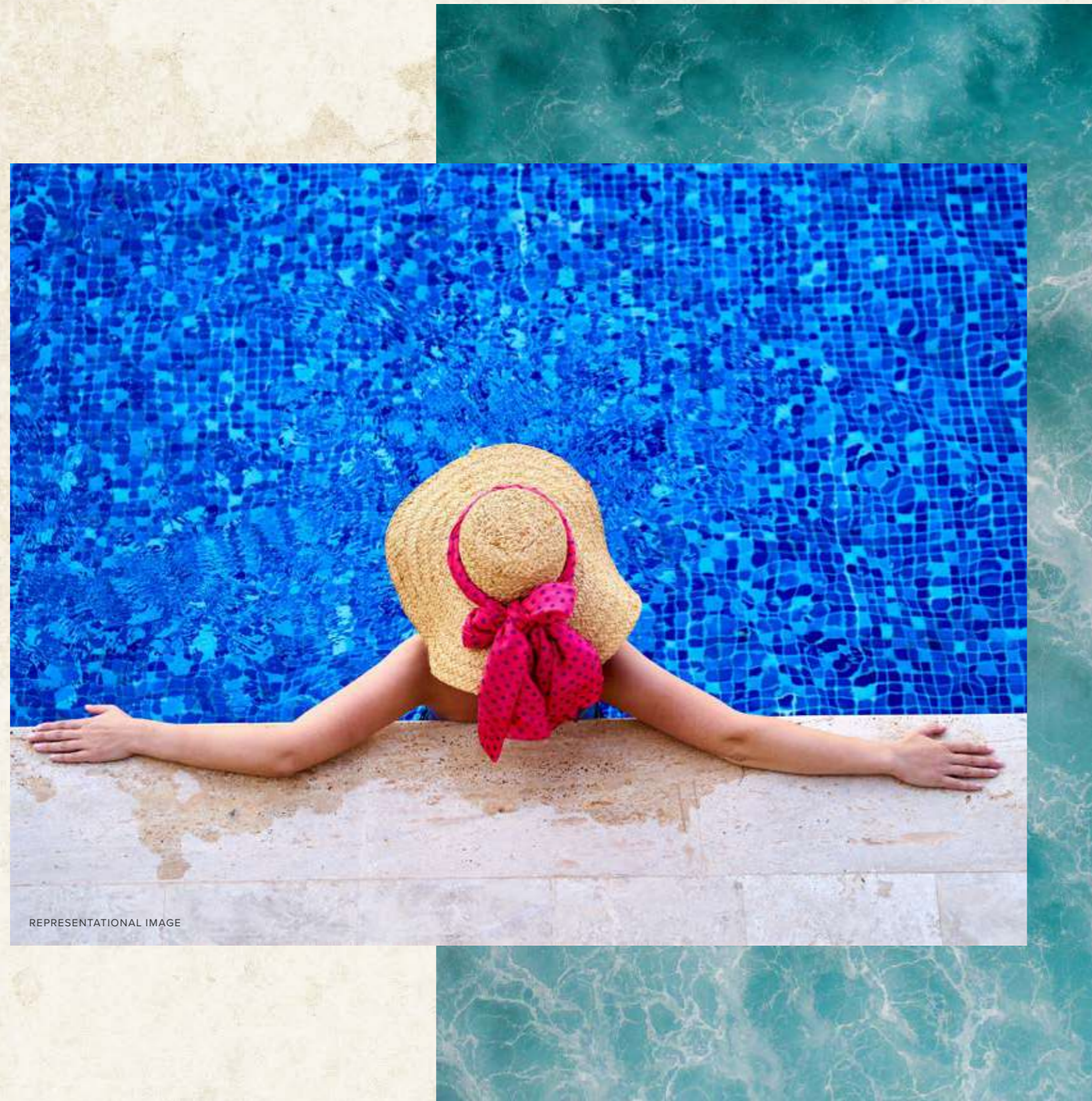
REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE

ARTIST'S IMPRESSION





REPRESENTATIONAL IMAGE

**YOUR BRIGHTEST
POTENTIAL MEETS OUR
GREATEST VISION.**

At Astrum, it's not just about the design of your home. Our thinking also extends to the blueprint of your day. So that each moment is special and packed with fun, friends and laughter. While the kids will revel in the joys of a games room, swimming pool and splash pool, adults can rejuvenate at the spa, sauna, jacuzzi and library. Now that's refined living, upped a notch to match your brightest potential.





REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE

DO YOUR DAILY ROUTINE A FAVOUR. INTRODUCE IT TO THE LUXURY OF CHOICE.



GYMNASIUM



SWIMMING POOL



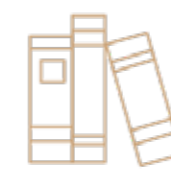
BABY SPLASH POOL



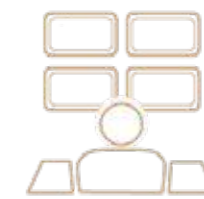
JACUZZI



GAMES ROOM



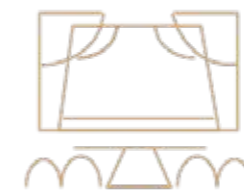
LIBRARY



MULTIPURPOSE HALL



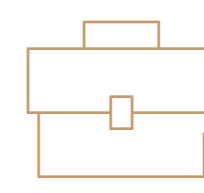
SPA & SAUNA



MINI THEATRE



SOCIETY OFFICE



BUSINESS CENTER



CONCIERGE

*ALL AMENITIES SUBJECT TO STATUTORY APPROVALS





REPRESENTATIONAL IMAGE

COMFORT AND LUXURY
COME TOGETHER
IN A MATCH
MADE IN HEAVEN.

Residences at Astrum are meticulously designed to elevate space and usher in natural light. Feel at home on top of the world, as a cool breeze flows into a capacious living area, enclosing you in a cocoon of calm, while the chaos of the city rushes below.





REPRESENTATIONAL IMAGE



YOUR URBAN OASIS
IS ADORNED
WITH THE FINEST
FITTINGS.

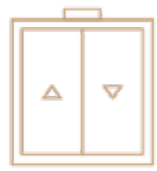
Every element of your home flows in perfect harmony. From air-conditioned rooms to luxurious fittings, to the intricate details that enhance the bathrooms, your home is outfitted to make you live and feel like the star you are.



MAKING LIFE EASIER
FOR YOUR FAMILY.

AND STEPPING OUT
MORE DIFFICULT
FOR YOU.

COME HOME TO THE
FINEST COMFORTS
OF REFINED URBAN
LIVING.



HIGH SPEED
ELEVATORS



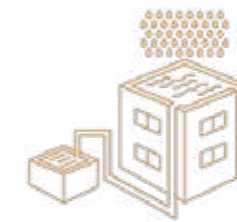
GRAND
ENTRANCE
LOBBY



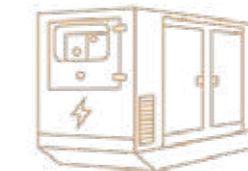
PREMIUM
FIXTURES &
SANITARY
FITTINGS



SEWAGE
TREATMENT
PLANT



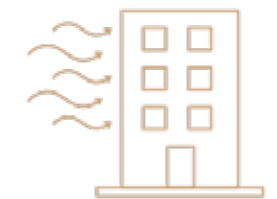
RAIN WATER
HARVESTING
TANK



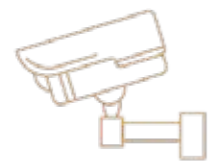
DG POWER
BACKUP**



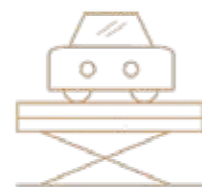
AIR-
CONDITIONED
APARTMENTS



SEISMIC
& WIND
FACTORED
DESIGN



CCTV
MONITORING



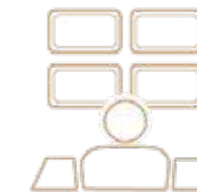
CAR
LIFT



3-LEVEL
BASEMENT
PARKING



FUTURE-
READY
ELECTRIC
POINTS FOR
E-VEHICLES



BMS
ROOM





REPRESENTATIONAL IMAGE

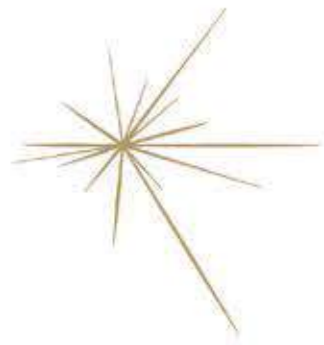
A STAR SO ALLURING,
WE TAKE EVERY
MEASURE TO
PROTECT IT.

Astrum prides itself in being a gated community. From CCTV cameras to manned entry and exit points, every measure is taken to fortify your living experience with security and safekeeping, giving you the ultimate peace of mind.



MASTER PLAN



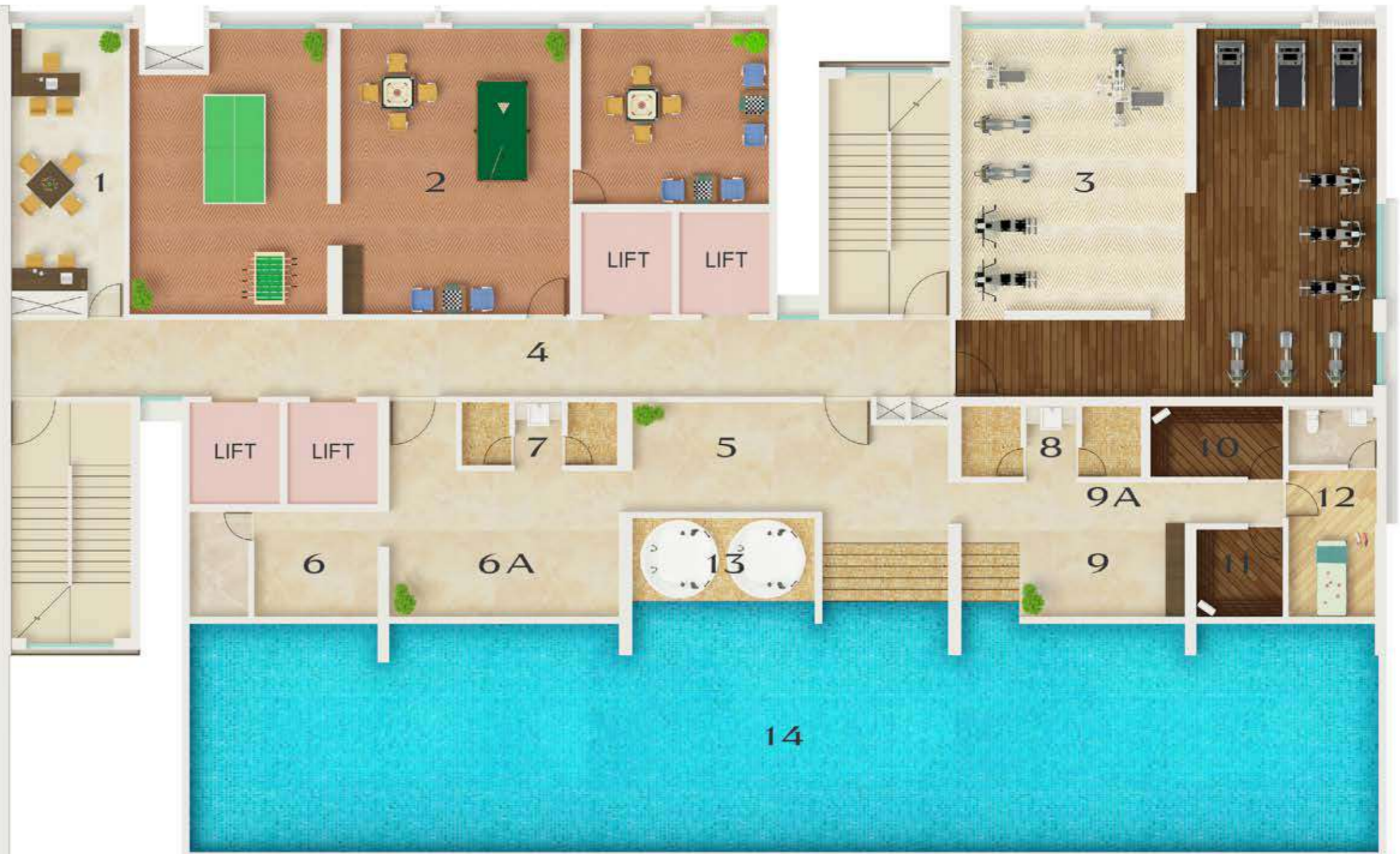


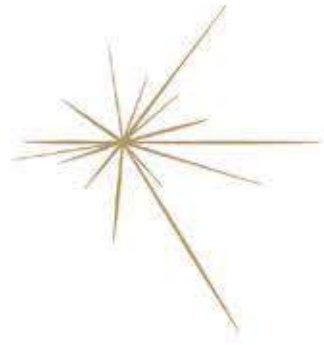
ASTRUM

MALAD EAST

AMENITIES FLOOR 1

Room No.	Description	Size in M	Size in Ft.
1	Society Office	2.91 x 6.80	9' 7" x 22' 4"
2	Games Room	0.94 x 0.60	3' 1" x 2' 0"
		5.11 x 6.20	16' 9" x 20' 4"
		3.05 x 1.20	10' 0" x 3' 11"
		0.24 x 1.20	0' 9" x 3' 11"
		5.94 x 7.45	19' 6" x 24' 3"
3	Fitness Center	4.87 x 4.56	16' 0" x 15' 0"
		10.76 x 9.53	35' 4" x 31' 3"
		24.34 x 1.98	79' 10" x 6' 6"
4	Passage	8.17 x 2.85	26' 10" x 9' 4"
5	Swimming Entrance	1.52 x 2.71	5' 0" x 8' 11"
6	Pump Room	3.20 x 2.71	10' 6" x 8' 11"
6A	Open Area	1.73 x 1.78	5' 8" x 5' 10"
		5.94 x 3.77	19' 6" x 12' 4"
7	Shower / Changing Room	4.01 x 1.63	13' 2" x 5' 4"
8	Shower / Changing Room	4.65 x 1.83	15' 3" x 6' 0"
9	Locker Room	5.79 x 3.47	19' 0" x 11' 5"
9A	Passage	2.53 x 1.07	8' 4" x 3' 6"
10	Steam Room	3.42 x 1.83	11' 3" x 6' 0"
11	Sauna	2.23 x 2.25	7' 4" x 7' 5"
12	Massage Room	2.23 x 3.78	7' 4" x 12' 5"
	Bathroom	2.28 x 1.52	7' 6" x 5' 0"
13	Jacuzzi	4.72 x 2.75	15' 6" x 9' 0"
14	Swimming Pool	30.79 x 5.91	101' 0" x 19' 5"





ASTRUM

MALAD EAST

AMENITIES FLOOR 2

Room No.	Description	Size in M	Size in Ft.
1	Multi Purpose Room	5.94 x 7.40	19' 6" x 24' 3"
2	Library Room	3.20 x 4.56	10' 6" x 15' 0"
3	Bathroom	1.57 x 3.36	5' 2" x 11' 0"
4	Multi Purpose Room	8.22 x 7.40	27' 0" x 24' 3"
5	Screening Room	5.84 x 7.30	19' 2" x 23' 11"
6	Bathroom	1.83 x 2.13	6' 0" x 7' 0"
7	Business Center	4.72 x 5.80	15' 6" x 19' 0"





ASTRUM

MALAD EAST



TYPICAL FLOOR PLAN

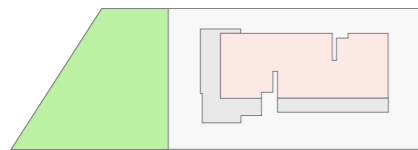


Interior Designer's Interpretation of Apartments | **Disclaimer:** All information is of guidance only and subject to statutory approvals. Detailed information is available in the sales office.
*Carpet area mentioned is as per the definition of the term carpet area under section 2(k) of the Real Estate (Regulation and Development) Act, 2016. | The project has been registered
Via MahaRERA Registration Number: P51800029353 and is available on the website <https://maharera.mahaonline.gov.in/> under registered project.



ASTRUM
MALAD EAST

**TYPICAL
FLOOR PLAN**



FLAT NO. 1
2 BHK | TYPE 2 UNIT

Room No.	Description	Size in M	Size in Ft.
1	Living Room	3.30 x 5.95	10' 10" x 19' 6"
2	Deck	3.30 x 1.20	10' 10" x 3' 11"
3	Dining	1.60 x 3.05	5' 3" x 10' 0"
4	Kitchen	2.49 x 2.75	8' 2" x 9' 0"
5	Utility	2.24 x 1.20	7' 4" x 3' 11"
6	Passage	2.16 x 1.07	7' 1" x 3' 6"
7	Powder Bathroom	1.37 x 1.88	4' 6" x 6' 2"
8	Bedroom 1	3.10 x 4.15	10' 2" x 13' 7"
9	Bathroom	1.62 x 2.95	5' 4" x 9' 8"
10	Bedroom 2	3.70 x 3.05	12' 2" x 10' 0"
11	Wardrobe	0.69 x 1.88	2' 3" x 6' 2"
12	Bathroom	1.83 x 2.13	6' 0" x 7' 0"

Areas	Description	Size in M	Size in Ft.
1	RERA Carpet Area	74.70	804.07
2	Deck Area	4.05	43.59
3	Utility Area	2.78	29.92
4	Total	81.53	877.59

FLAT NO. 2
3 BHK UNIT

Room No.	Description	Size in M	Size in Ft.
1	Living Room	3.35 x 6.05	11' 0" x 19' 0"
2	Deck 1	3.35 x 1.20	11' 0" x 3' 11"
3	Dining	2.59 x 2.85	8' 6" x 9' 4"
4	Kitchen	2.49 x 3.05	8' 2" x 10' 0"
5	Utility	2.24 x 1.20	7' 4" x 3' 11"
6	Powder Bathroom	1.58 x 1.68	5' 2" x 5' 6"
7	Passage	2.24 x 1.07	7' 4" x 3' 6"
8	Bedroom 1	3.30 x 4.56	10' 10" x 15' 0"
9	Bathroom	1.57 x 3.36	5' 2" x 11' 0"
10	Bedroom 2	3.20 x 4.45	10' 6" x 14' 7"
11	Bathroom	1.57 x 3.25	5' 2" x 10' 8"
12	Bedroom 3	3.40 x 4.27	11' 2" x 14' 0"
13	Wardrobe	2.48 x 0.60	8' 2" x 2' 0"
13A	Passage	2.83 x 1.07	9' 3" x 3' 6"
14	Bathroom	2.54 x 1.68	8' 4" x 5' 6"
15	Deck 2	3.30 x 1.20	10' 10" x 3' 11"

Areas	Description	Size in M	Size in Ft.
1	RERA Carpet Area	109.93	1183.29
2	Deck Area	8.07	86.87
3	Utility Area	2.78	29.92
4	Total	120.78	1300.08

FLAT NO. 3
2 BHK UNIT

Room No.	Description	Size in M	Size in Ft.
1	Living Room	3.30 x 5.95	10' 10" x 19' 6"
2	Deck	3.30 x 1.20	10' 10" x 3' 11"
3	Dining	1.60 x 3.05	5' 3" x 10' 0"
4	Kitchen	2.49 x 2.75	8' 2" x 9' 0"
5	Utility	2.24 x 1.20	7' 4" x 3' 11"
6	Passage	2.16 x 1.07	7' 1" x 3' 6"
7	Powder Bathroom	1.37 x 1.88	4' 6" x 6' 2"
8	Bedroom 1	3.10 x 4.15	10' 2" x 13' 7"
9	Bathroom	1.62 x 2.95	5' 4" x 9' 8"
10	Bedroom 2	3.70 x 3.05	12' 2" x 10' 0"
11	Wardrobe	0.69 x 1.88	2' 3" x 6' 2"
12	Bathroom	1.83 x 2.13	6' 0" x 7' 0"

Areas	Description	Size in M	Size in Ft.
1	RERA Carpet Area	74.70	804.07
2	Deck Area	4.05	43.59
3	Utility Area	2.78	29.92
4	Total	81.53	877.59

FLAT NO. 4
2 BHK UNIT

Room No.	Description	Size in M	Size in Ft.
1	Living Room	3.30 x 5.95	10' 10" x 19' 6"
2	Deck	3.30 x 1.20	10' 10" x 3' 11"
3	Dining	1.60 x 3.05	5' 3" x 10' 0"
4	Kitchen	2.49 x 2.75	8' 2" x 9' 0"
5	Utility	2.24 x 1.20	7' 4" x 3' 11"
6	Passage	2.16 x 1.07	7' 1" x 3' 6"
7	Powder Bathroom	1.37 x 1.88	4' 6" x 6' 2"
8	Bedroom 1	3.10 x 4.15	10' 2" x 13' 7"
9	Bathroom	1.62 x 2.95	5' 4" x 9' 8"
10	Bedroom 2	3.70 x 3.05	12' 2" x 10' 0"
11	Wardrobe	0.69 x 1.88	2' 3" x 6' 2"
12	Bathroom	1.83 x 2.13	6' 0" x 7' 0"

Areas	Description	Size in M	Size in Ft.
1	RERA Carpet Area	74.70	804.07
2	Deck Area	4.05	43.59
3	Utility Area	2.78	29.92
4	Total	81.53	877.59

FLAT NO. 5
3 BHK UNIT

Room No.	Description	Size in M	Size in Ft.
1	Living Room	3.35 x 6.05	11' 0" x 19' 0"
2	Deck 1	3.35 x 1.20	11' 0" x 3' 11"
3	Dining	2.59 x 2.85	8' 6" x 9' 4"
4	Kitchen	2.49 x 3.05	8' 2" x 10' 0"
5	Utility	2.24 x 1.20	7' 4" x 3' 11"
6	Powder Bathroom	1.58 x 1.68	5' 2" x 5' 6"
7	Passage	2.24 x 1.07	7' 4" x 3' 6"
8	Bedroom 1	3.30 x 4.56	10' 10" x 15' 0"
9	Bathroom	1.42 x 3.36	4' 8" x 11' 0"
10	Bedroom 2	3.20 x 4.45	10' 6" x 14' 7"
11	Bathroom	1.57 x 3.25	5' 2" x 10' 8"
12	Bedroom 3	3.40 x 4.27	11' 2" x 14' 0"
13	Wardrobe	2.48 x 0.60	8' 2" x 2' 0"
13A	Passage	2.83 x 1.07	9' 3" x 3' 6"
14	Bathroom	2.54 x 1.68	8' 4" x 5' 6"
15	Deck 2	3.30 x 1.20	10' 10" x 3' 11"

Areas	Description	Size in M	Size in Ft.
1	RERA Carpet Area	109.93	1183.29
2	Deck Area	8.07	86.87
3	Utility Area	2.78	29.92
4	Total	120.78	1300.08

FLAT NO. 6
2 BHK UNIT

Room No.	Description	Size in M	Size in Ft.
1	Living Room	3.30 x 5.95	10' 10" x 19' 6"
2	Deck	3.30 x 1.20	10' 10" x 3' 11"
3	Dining	1.60 x 3.05	5' 3" x 10' 0"
4	Kitchen	2.49 x 2.75	8' 2" x 9' 0"
5	Utility	2.24 x 1.20	7' 4" x 3' 11"
6	Passage	2.16 x 1.07	7' 1" x 3' 6"
7	Powder Bathroom	1.37 x 1.88	4' 6" x 6' 2"
8	Bedroom 1	3.10 x 4.15	10' 2" x 13' 7"
9	Bathroom	1.62 x 2.95	5' 4" x 9' 8"
10	Bedroom 2	3.70 x 3.05	12' 2" x 10' 0"
11	Wardrobe	0.69 x 1.88	2' 3" x 6' 2"
12	Bathroom	1.83 x 2.13	6' 0" x 7' 0"

Areas	Description	Size in M	Size in Ft.
1	RERA Carpet Area	74.70	804.07
2	Deck Area	4.05	43.59
3	Utility Area	2.78	29.92
4	Total	81.53	877.59

Interior Designer's Interpretation of Apartments
Disclaimer: All information is of guidance only and subject to statutory approvals. Detailed information is available in the sales office. *Carpet area mentioned is as per the definition of the term carpet area under section 2(k) of the Real Estate (Regulation and Development) Act, 2016.

The project has been registered Via MahaRERA Registration Number: P51800029353 and is available on the website <https://maharera.mahaonline.gov.in/> under registered project.

FLAT NO. 1
2 BHK | TYPE 2 UNIT

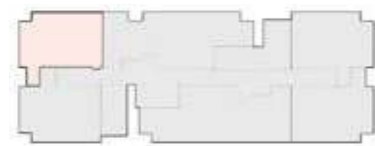
2 BHK
ISOMETRIC VIEW



LEGEND

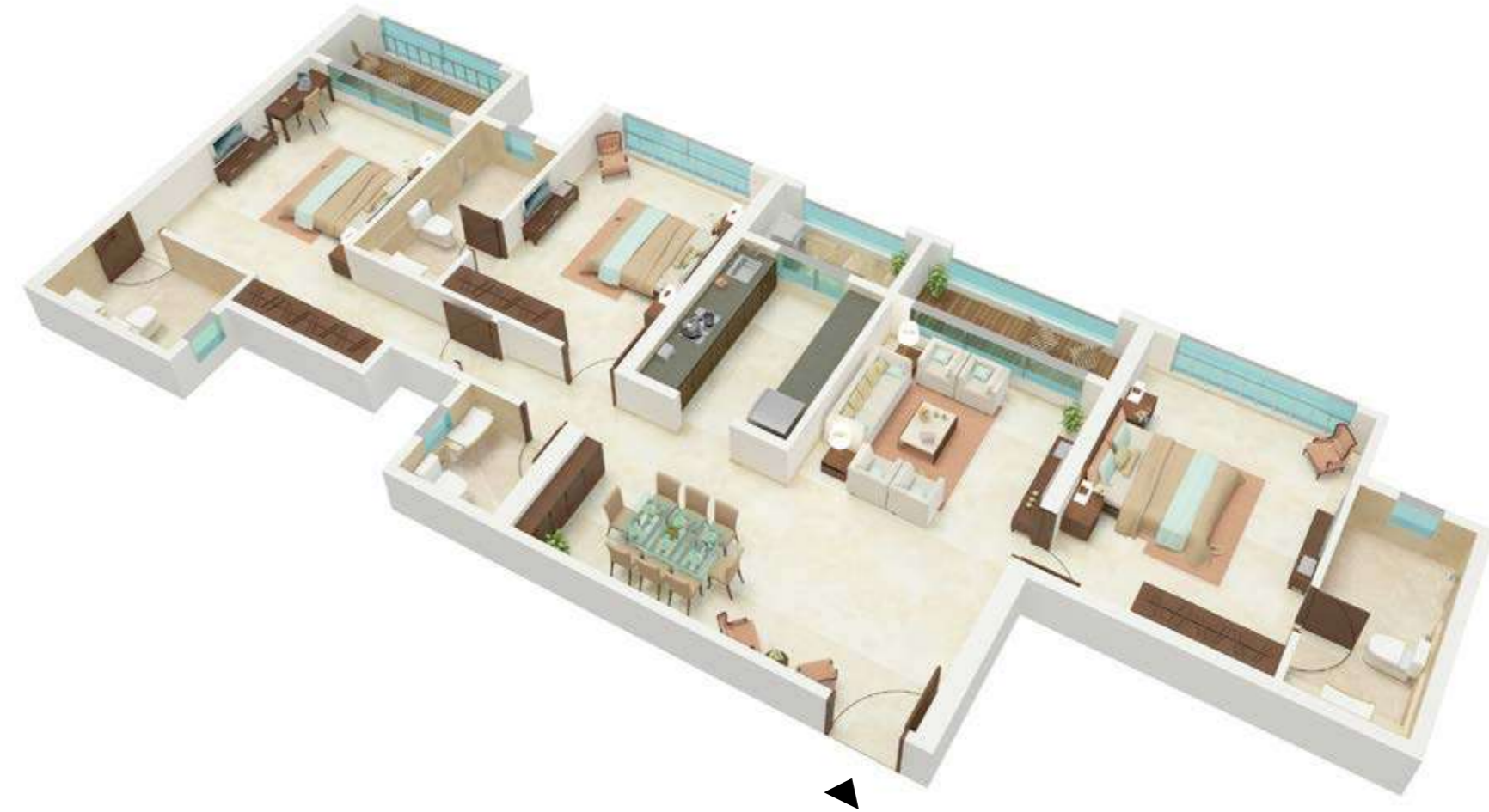
Room No.	Description	Size in M	Size in Ft.
1	Living Room	3.30 x 5.95	10' 10" x 19' 6"
2	Deck	3.30 x 1.20	10' 10" x 3' 11"
3	Dining	1.60 x 3.05	5' 3" x 10' 0"
4	Kitchen	2.49 x 2.75	8' 2" x 9' 0"
5	Utility	2.24 x 1.20	7' 4" x 3' 11"
6	Passage	2.16 x 1.07	7' 1" x 3' 6"
7	Powder Bathroom	1.37 x 1.88	4' 6" x 6' 2"
8	Bedroom 1	3.10 x 4.15	10' 2" x 13' 7"
9	Bathroom	1.62 x 2.95	5' 4" x 9' 8"
10	Bedroom 2	3.70 x 3.05	12' 2" x 10' 0"
11	Wardrobe	0.69 x 1.88	2' 3" x 6' 2"
12	Bathroom	1.83 x 2.13	6' 0" x 7' 0"

Areas	Description	Size in M	Size in Ft.
1	RERA Carpet Area	74.70	804.07
2	Deck Area	4.05	43.59
3	Utility Area	2.78	29.92
4	Total	81.53	877.59



FLAT NO. 2
3 BHK

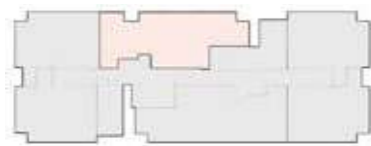
3 BHK
ISOMETRIC VIEW



LEGEND

Room No.	Description	Size in M	Size in Ft.
1	Living Room	3.35 x 6.05	11' 0" x 19' 0"
2	Deck 1	3.35 x 1.20	11' 0" x 3' 11"
3	Dining	2.59 x 2.85	8' 6" x 9' 4"
4	Kitchen	2.49 x 3.05	8' 2" x 10' 0"
5	Utility	2.24 x 1.20	7' 4" x 3' 11"
6	Powder Bathroom	1.58 x 1.68	5' 2" x 5' 6"
7	Passage	2.24 x 1.07	7' 4" x 3' 6"
8	Bedroom 1	3.30 x 4.56	10' 10" x 15' 0"
9	Bathroom	1.57 x 3.36	5' 2" x 11' 0"
10	Bedroom 2	3.20 x 4.45	10' 6" x 14' 7"
11	Bathroom	1.57 x 3.25	5' 2" x 10' 8"
12	Bedroom 3	3.40 x 4.27	11' 2" x 14' 0"
13	Wardrobe	2.48 x 0.60	8' 2" x 2' 0"
13A	Passage	2.83 x 1.07	9' 3" x 3' 6"
14	Bathroom	2.54 x 1.68	8' 4" x 5' 6"
15	Deck 2	3.30 x 1.20	10' 10" x 3' 11"

Areas	Description	Size in M	Size in Ft.
1	RERA Carpet Area	109.93	1183.29
2	Deck Area	8.07	86.87
3	Utility Area	2.78	29.92
4	Total	120.78	1300.08



OUR PARTNERS

**MANDVIWALA QUTUB &
ASSOCIATES (MQA)**

DESIGN ARCHITECT



**RECI ENGINEERING
(RECI)**

STRUCTURAL ENGINEER



**RANDOLPH
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INTERIOR DESIGN CONSULTANT

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**FACADE DESIGN
FACTORY**

FACADE DESIGN CONSULTANT



A DEVELOPMENT BY:

**UPVAN
DEVELOPERS**

A COLLABORATION OF:

