

# VICEROY

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## SAVĀNA

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## PROPERTIES

**Site Address:** Viceroy SAVANA, 120 Feet Road, Near Raheja Circle, Thakur Village, Kandivali (East), Mumbai 400 101

**Registered Office:** Simba Properties LLP, Stadium House, Block 1, 81/83, Veer Nariman Marg, Churchgate, Mumbai 400 020

**This project is financed by SBI**

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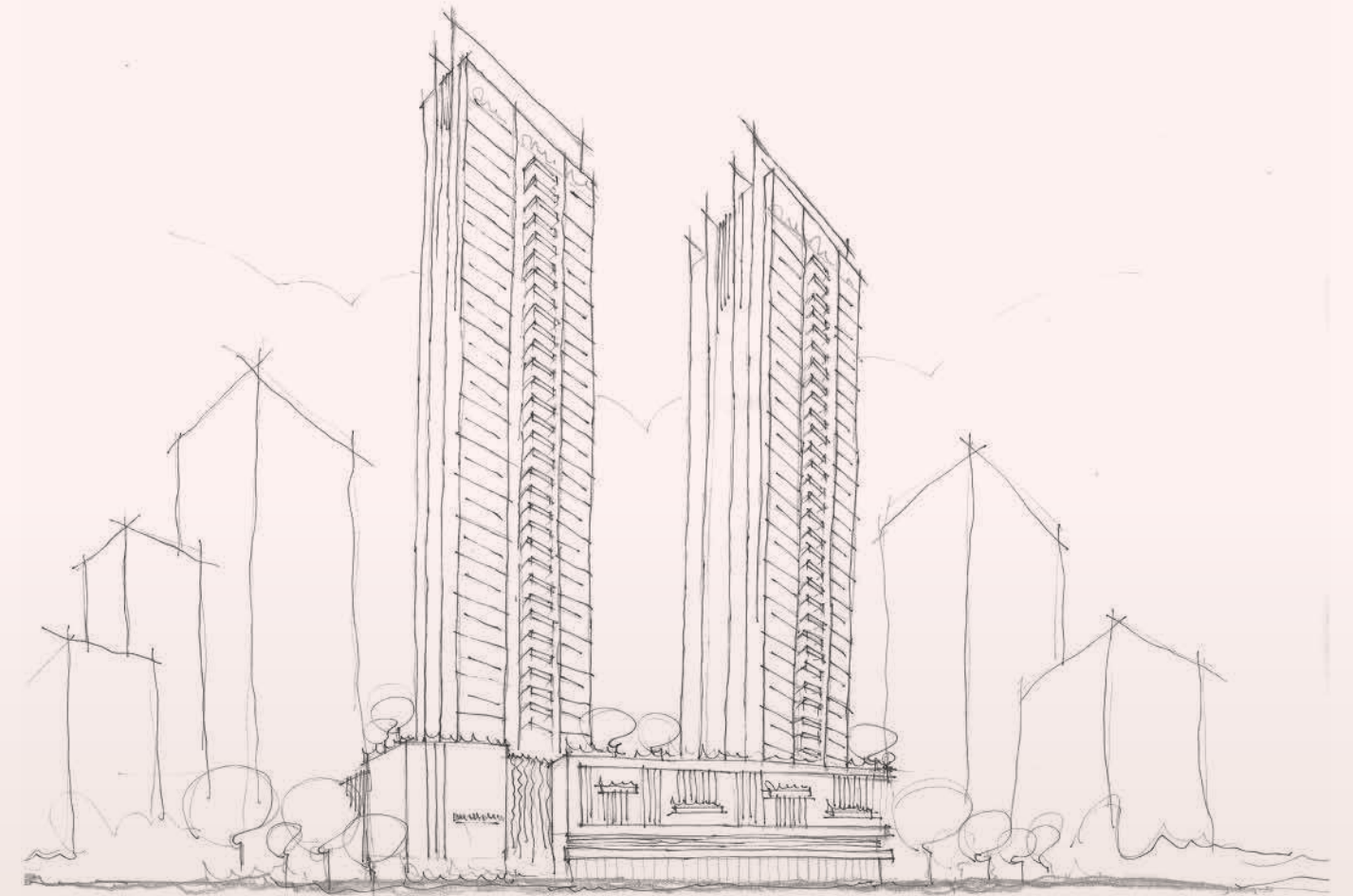




# EVOLUTION

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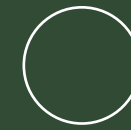
The name Savāna is inspired by the Sanskrit word, 'सवण', meaning 'one with the forest' and the English word, 'Savannah', meaning 'grasslands'.



Designed by one of the world's finest architects - DSP Design, Viceroy SAVĀNA seeks to establish a new perspective on luxury living.

The central design principle at Viceroy SAVĀNA is to seamlessly integrate tranquility, balance and natural living with all the modern amenities and conveniences.

# LOCATION



## 05 minutes to Educational Institutions

Chatrabhuj Narsee School  
Thakur Swaminarayan School  
Gundecha Education Academy  
Thakur College of Engineering and Technology  
Thakur College of Science and Commerce

## 05 minutes to Convenience Shopping

Nature's Basket  
DMART

## 05 minutes to Banks and ATMs

Kotak Mahindra Bank  
HDFC Bank  
Axis Bank

## 05 minutes to the Jain Temple and Sai Dham Mandir

## 05 minutes to Hospitals

Sanchaiti Superspeciality Hospital  
Seven Star Multispeciality Hospital  
Ojas Eye Hospital

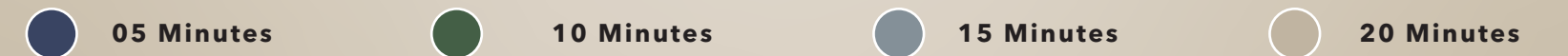
## 05 minutes to Parks and Gardens

Viceroy Jogger's Park  
Evershine Dream Park

## 05 minutes to Entertainment Zones

Growel's 101 Mall  
Starbucks  
McDonald's

## Immediate Access to the 120 foot Main Road



Note - drive time in non peak hours as per google maps.







## THE DESIGN

Environmentally Sensitive Design | Expansive and Spacious Residences  
 Form Follows Function | Low Density Gated Community

Artist's Impression | The render is an artist's impression (not actual) indicating possible appearance

## THE RESIDENCES

Viceroy SAVANA offers luxurious 2 & 3 bed residences at a landmark location in Thakur Village, a thriving upscale neighbourhood in Kandivali East. Featuring thoughtfully planned layouts which maximize space usage, best-in-class luxury resort amenities, excellent connectivity to the city, and a stunning view of Sanjay Gandhi National Park, Viceroy SAVANA is Living Redesigned for the discerning urban spirit.



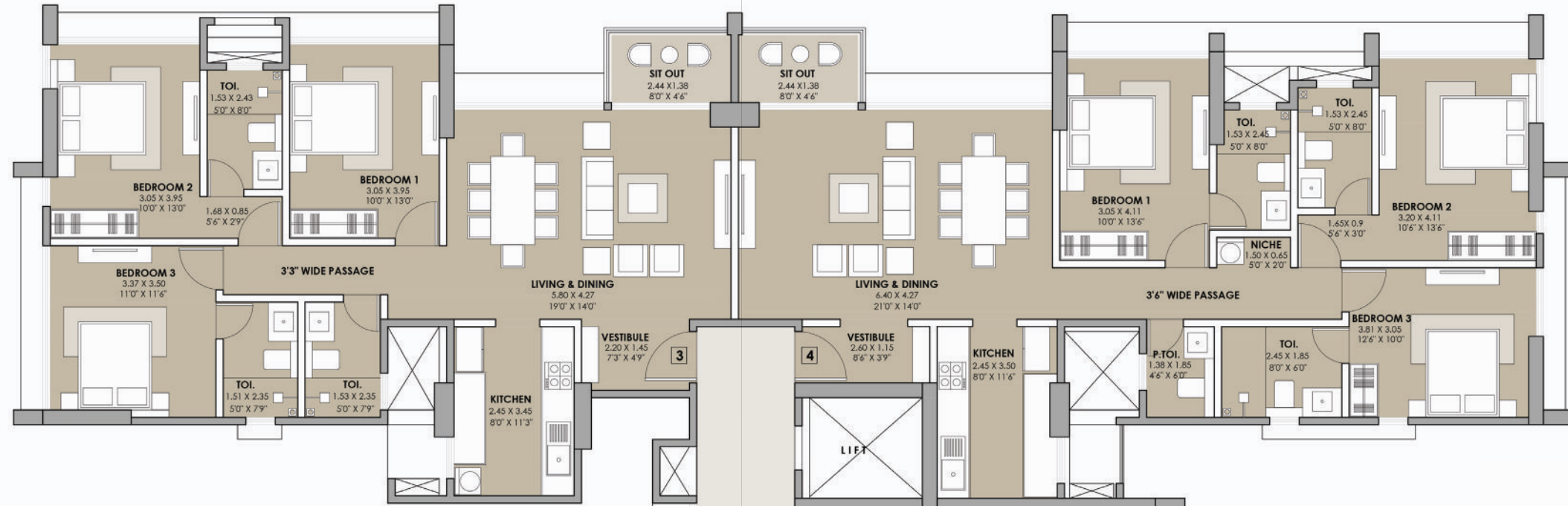
Actual View

The render is an artist's impression (not actual) indicating possible appearance.



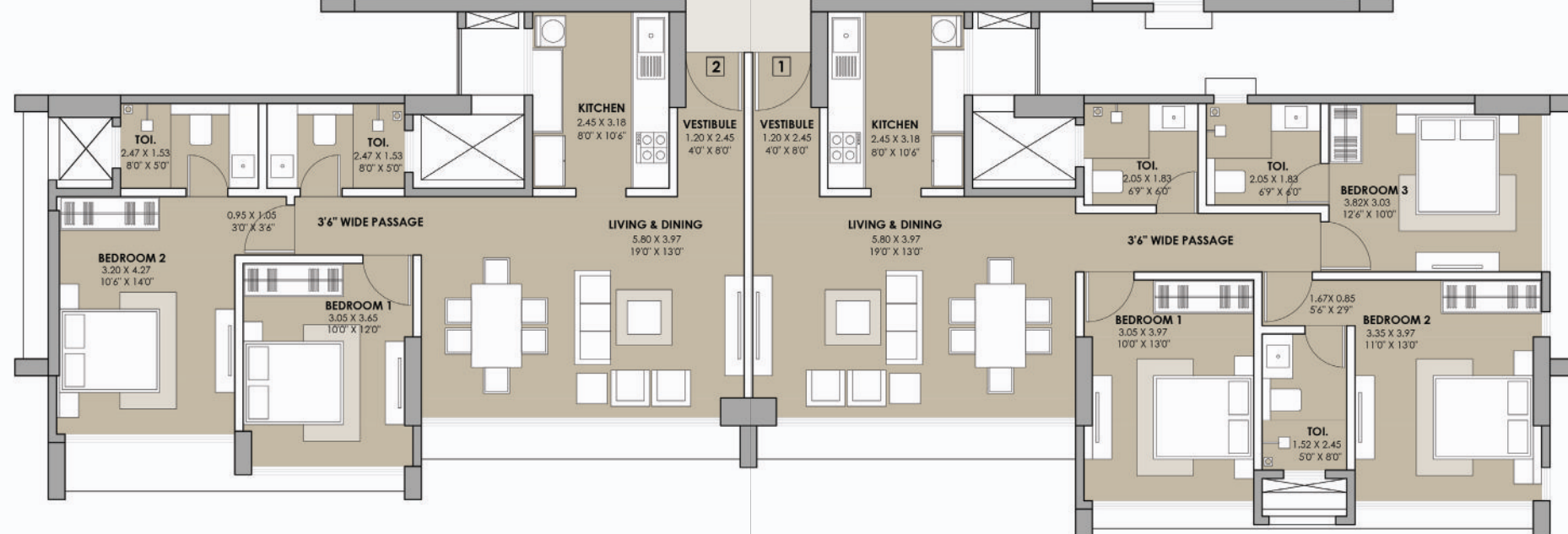
# TOWER A TYPICAL FLOOR PLAN

**3BHK PREMIUM 2**  
INCLUDING SIT OUT  
**98.44 SQ. MTS\***  
**1060.00 SQ. FT.\***



**3BHK LUXURY**  
INCLUDING SIT OUT  
**108.97 SQ. MTS\***  
**1173.00 SQ. FT.\***

**2BHK PREMIUM**  
**72.90 SQ. MTS\***  
**785.00 SQ. FT.\***



**3BHK PREMIUM 1**  
**93.01 SQ. MTS\***  
**1001.00 SQ. FT.\***



Disclaimer - Not to scale. The furniture/ fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating/ reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. Minor variations (+/-3%) in actual carpet areas may occur as a result of finishing tolerance & column projection. The project is registered under MahaRera Regn. No. P51800023183 Savana Phase 2 and MahaRera Regn. No. P51800023183 Savana Phase 3, details available on MahaRera website: <https://maharera.mahaonline.gov.in/>  
All figures are RERA Carpet Area. NOTE: 1 SQ. MTS. = 10.764 SQ.FT.

# TOWER A REFUGE FLOOR PLAN

**3BHK PREMIUM 2**  
INCLUDING SIT OUT  
**102.01 SQ. MTS\***  
**1098.00 SQ. FT.\***



**2BHK PREMIUM**  
**72.90 SQ. MTS\***  
**785.00 SQ. FT.\***

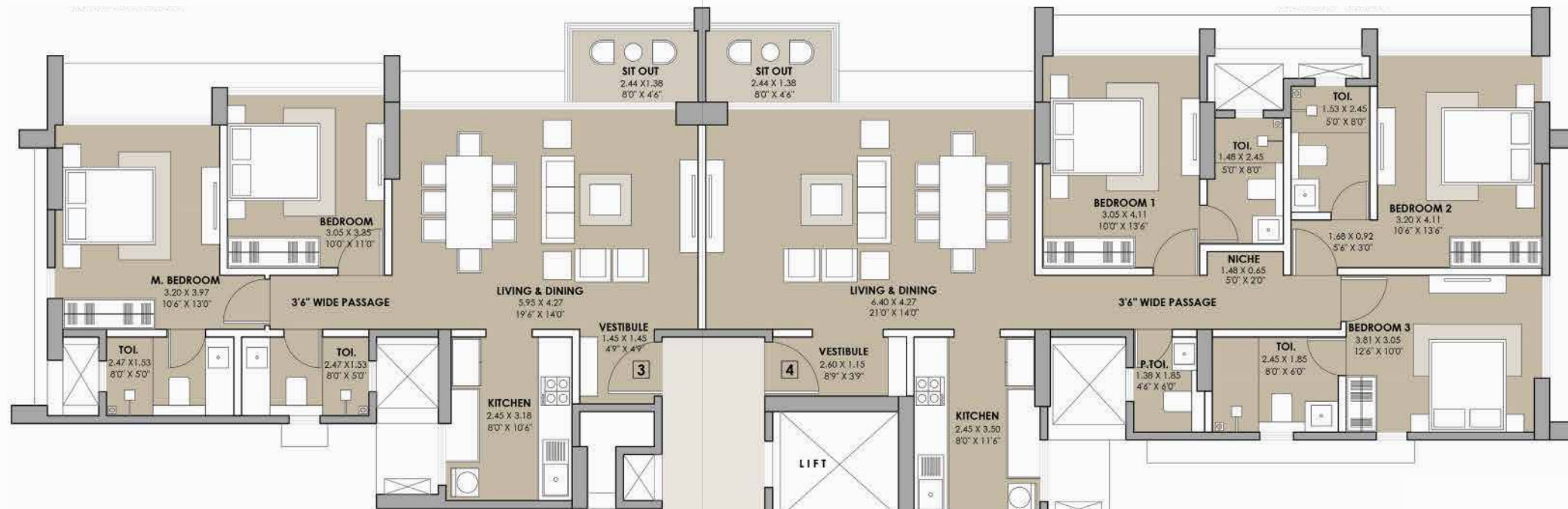
**3BHK PREMIUM 1**  
**93.01 SQ. MTS\***  
**1001.00 SQ. FT.\***



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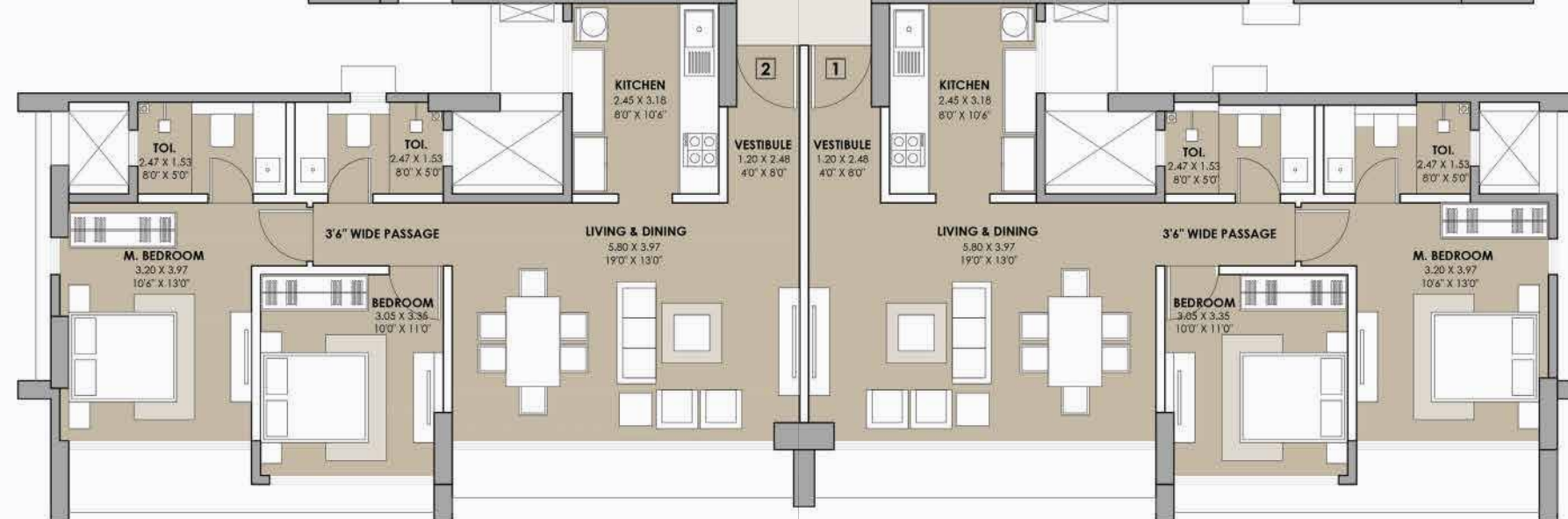
# TOWER B TYPICAL FLOOR PLAN

**2BHK LUXURY**  
INCLUDING SIT OUT  
**76.16 SQ. MTS\***  
**820.00 SQ. FT.\***



**3BHK LUXURY**  
INCLUDING SIT OUT  
**108.92 SQ. MTS\***  
**1172.00 SQ. FT.\***

**2BHK PREMIUM**  
**70.98 SQ. MTS\***  
**764.00 SQ. FT.\***



**2BHK PREMIUM**  
**70.98 SQ. MTS\***  
**764.00 SQ. FT.\***

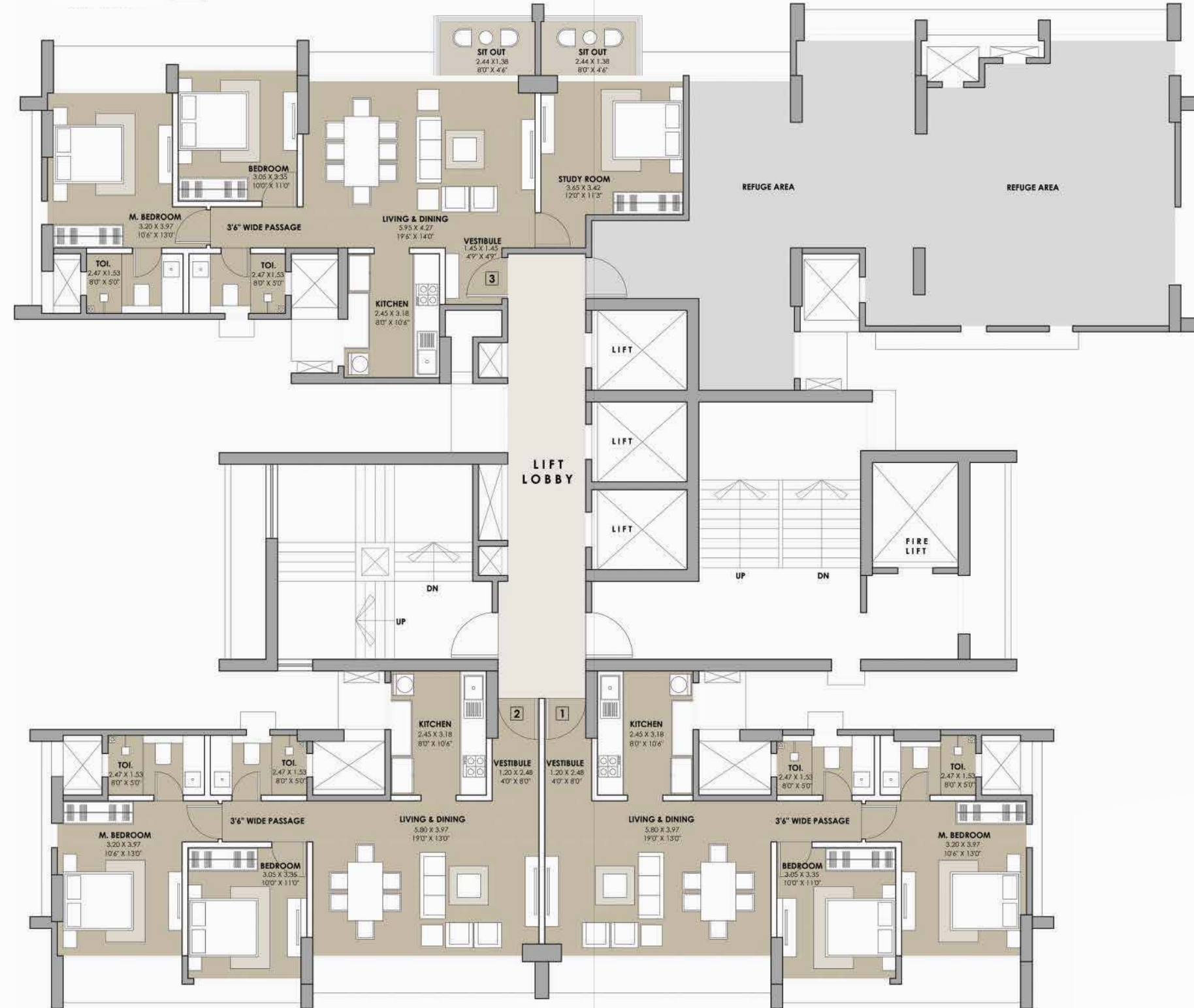


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All figures are RERA Carpet Area. NOTE: 1 SQ. MTS. = 10.764 SQ.FT.



# TOWER B REFUGE FLOOR PLAN

**3BHK PREMIUM**  
INCLUDING SIT OUT  
**94.22 SQ. MTS\***  
**1014.00 SQ. FT.\***



**2BHK PREMIUM**  
**70.98 SQ. MTS\***  
**764.00 SQ. FT.\***

**2BHK PREMIUM**  
**70.98 SQ. MTS\***  
**764.00 SQ. FT.\***



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# THE SAVĀNA ADVANTAGE

- Spaciously designed apartments with generous carpet areas
- 1st habitable floor at 85 feet above the ground ensuring uninterrupted views
- More than 50% open space across the development
- 5 levels of podium car parking
- 22 foot double height entrance lobby
- 4 apartments per floor with access to 3 passenger elevators, 1 service elevator and 2 staircases per floor
- Thoughtfully conceptualised unit layouts that are designed to be flexible and combinable
- Vestibules at the entrance of each apartment ensuring better privacy for our residents
- 20 foot wide living and dining space\*
- Room width French windows in all rooms
- Private decks# with unobstructed views of the National Park
- 10 foot ceiling heights
- 8 foot high door and window frames
- Minimum passage areas to maximise carpet area usage

\*In 3 BHK Luxury residences  
#in north facing units

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# INTERNAL FINISHES

## Apartment

- Premium finish vitrified flooring in the living room, kitchen, passage and bedrooms
- Laminated finish entrance and internal doors
- Gypsum finish internal walls with premium grade acrylic paint
- Aluminium anodized/ powder coated sliding French windows with railing
- Premium brand electrical switches and concealed wiring
- VDP system at apartment entrance\*
- Premium finish anti-skid tiles in sit out area



Actual Photograph of Sample Flat

\*For third party equipment(s)/ appliances(s): Warranty/ Guarantee of the 3rd party product/ amenity is subject to the concerned supplier's/ manufacturer's corresponding warranty/ guarantee terms and conditions.

# INTERNAL FINISHES

## Bathroom

- Premium finish anti-skid flooring tiles in all toilets
- Premium finish designer tiles upto door heights in all toilets
- Premium sanitary and CP fittings
- Exhaust fans\*
- Geysers in all bathrooms



Actual Photograph of Sample Flat

\*For third party equipment(s)/ appliances(s): Warranty/ Guarantee of the 3rd party product/ amenity is subject to the concerned supplier's/ manufacturer's corresponding warranty/ guarantee terms and conditions.

## Kitchen

- Granite main platform
- Additional service platform
- Tile dado above platform up to 2' 0" height
- Stainless steel kitchen sink with drainboard and flexible faucet head
- Exhaust fan\*



Actual Photograph of Sample Flat



# THE SAVĀNA RESORT LIFESTYLE

## A Balance of Luxuries Designed Around You

### INTERACT



Rooftop Entertainment Area & BBQ Station



Indoor Games Zone with Card Table, Pool Table, Table Tennis, Foosball, Carrom, Chess & Vending Machine



Banquet Space with Spillover Lawn & Chef's Kitchen



Conversation Grove with Community Seating



Reading Lounge & Business Center with Personal Work Stations



Toddler's Play Area

### RELAX



Rooftop Yoga Deck



Biodiversity Zone



20 Seater Mini Theater



Landscape Garden & Lawn

### EXERT



70x20 foot Swimming Pool



20x26 foot Kids Wading Pool



160 metre long Jogging Track



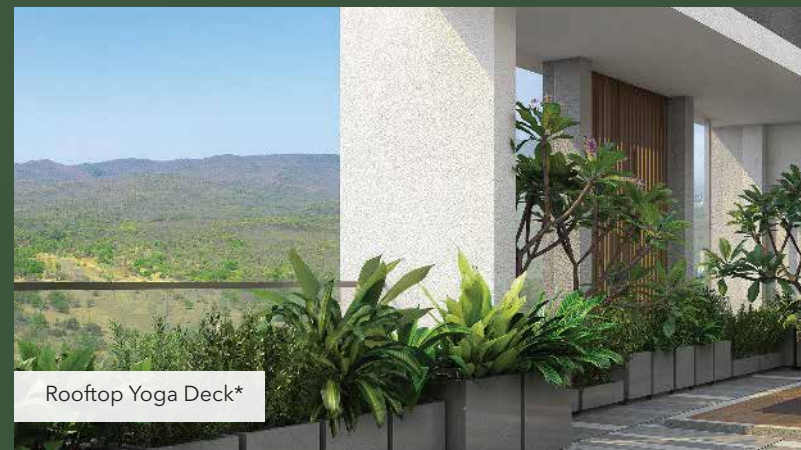
Indoor Gymnasium with Virtual Studio & Steam Room



Active Sports Zone with Outdoor Gym, Multi-Purpose Court, Box Cricket, Futsal Court and Amphitheatre Sitout



Active Sports Zone with Outdoor Gym\*



Rooftop Yoga Deck\*



70x20 foot Swimming Pool\*



Toddler's Play Area\*

\*Artist's Impression

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# EXPERIENCE LIVING REDESIGNED

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## Our Philosophy

### UNDERSTATED LUXURY

We offer high-quality craftsmanship and understated finishes. Silhouettes and materials that are organic, modern, and fresh yet grounded in their presentation.

### ATTENTION TO DETAIL

We pay close attention to the grain of the wood, hinges, switches, and other minor intricacies to ensure that the result is vastly more than just the sum of its parts.

### BALANCED LIVING

A balance between the city and nature comes through with more than 50% green space in the project, more light, better ventilation, and larger apartments.

### SUSTAINABLE DEVELOPMENT

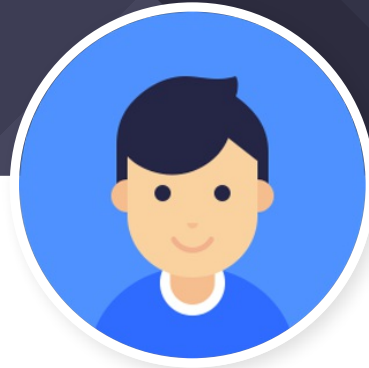
Using sustainable materials, recycling and being energy-efficient aligns with our ethos of building environmentally friendly living spaces.



Artist's Impression



CHANNEL PARTNER



**Alfya**

Jannat homes

 **8097827656**

**Call**