



**Sales Office**

Island City Center (ICC) (Bombay Dyeing),  
GD Ambekar Marg, Dadar (E),  
Mumbai – 400 014.

**Corporate Office**

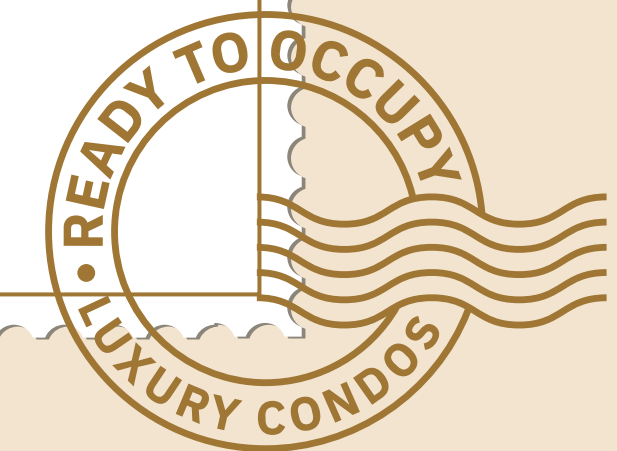
C-1, Wadia International Center (Bombay Dyeing),  
Pandhurang Budhkar Marg, Worli,  
Mumbai - 400 025.

**Registered Office**

Bombay Dyeing & Mfg. Co.Ltd, Neville House,  
J. N . Heredia Marg, Ballard Estate,  
Mumbai – 400 001.

Disclaimer: "The project "ONE ICC/TWO ICC" ('Building') is registered as the Real Estate Phase Two Project under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 and accordingly the authority has granted a Certificate of Registration bearing number P51900008726 dated 19.08.2017." For more information refer to <https://maharera.mahaonline.gov.in> | \*T&C Apply.

THE  
**ASTRAL**  
*Collection*  
DADAR

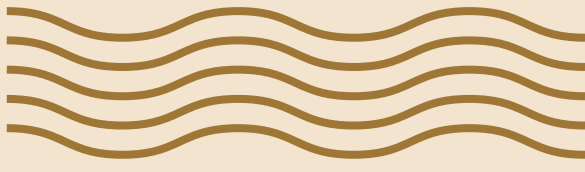




## More than just the island vibe.



Mumbai's harbour life is everything glam, bustling, and fast-paced. Comprising seven islands, this metropolis has become one of the greatest port cities in the world. Yet, in this city that never sleeps, there still lies the easygoing heart of an island. Little pockets of leisure to unwind and relax. And it's this beautiful contrast that forms the SoHo charm.



**Leisure.  
The ultimate luxury.**





## The eternal chic of harbour living.



The world's trendiest cities have one thing in common — SoHo. Both New York City and London are home to these exclusive neighbourhoods that are incredibly culturally relevant. The name SoHo conjures images of high society, country clubs, and laidback luxury.





Representational image

## Dock into life at the harbour.



The hippest destinations across the world are known for their contributions to society, culture, food, and music. These lifestyle avenues are significant parts of defining the culture of a global city.



Representational image



## At home in the heart of the city.



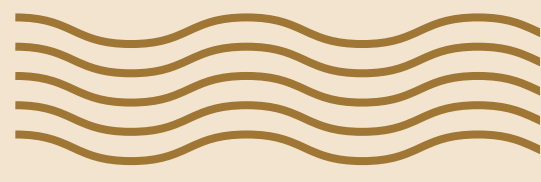
With the MTHL set to open in 2024, real estate prices are predicted to rise substantially. This new avenue of connectivity will make Mumbai's harbour area the new epicenter of the city and the new 'must-see' tourist destination. Witness the start of a brand-new global way of leisure-living that will make Mumbai a cultural hub.



Representational image



Representational image



## Only port-love, every day.



Mumbai's SoHo (SOuth of the HarbOur) is ready to become the next cultural destination for every globetrotter with discerning taste. It will be a neighbourhood known for its connectivity, exclusivity, and privacy. Life at SoHo will offer its occupants gorgeous sea-views, open greens and premium lifestyle amenities that will make living here a luxurious experience, every day.





Go big, Go Soho.





## Smooth sailing commutes.



### Current Infrastructure:

- ≈ Eastern Freeway (15 min)
- ≈ Monorail (Next to the project)
- ≈ Eastern Express Highway (5 min)
- ≈ Wadala 4 Roads (5 min)
- ≈ Water Transport Hub (20 min)

### Ongoing Infrastructure:

- ≈ Mumbai Trans-Harbour Link
- ≈ Coastal Road

### Upcoming Infrastructure:

- ≈ MTHL Dispersal Road



Actual Image Of The Elevation



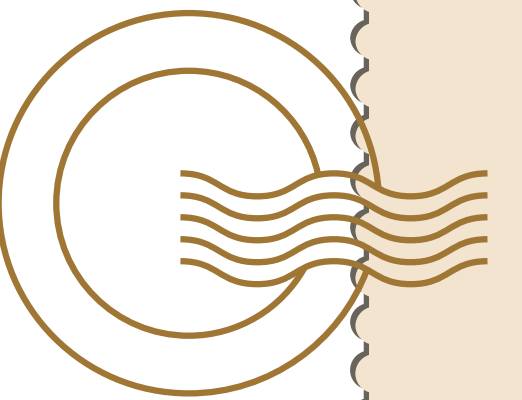
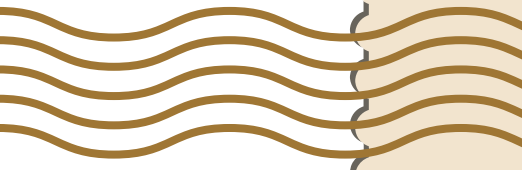
## Go colossal, Go Soho.

### ONE ICC

- 59 floors
- 3 basements
- 1 ground level
- 1 podium level
- 52 habitable floors
- 4 BHK Grand: 2488 sq. ft (331 sq. m) carpet area
- 3 BHK Grand: 1955 sq. ft (182 sq. m) carpet area
- 2 apartments per lift lobby
- 10 high-speed passenger lifts
- 4 service lifts with separate service lobby
- State-of-the-art security and safety features

### TWO ICC

- 65 floors
- 3 basements
- 1 ground level
- 1 podium level
- 58 habitable floors
- 4 BHK Deluxe: 2070 sq. ft (193 sq. m) carpet area
- 3 BHK Deluxe: 1611 sq. ft (150 sq. m) carpet area
- 3 apartments per lift lobby
- 12 high-speed passenger lifts
- 4 service lifts with separate service lobby
- State-of-the-art security and safety features



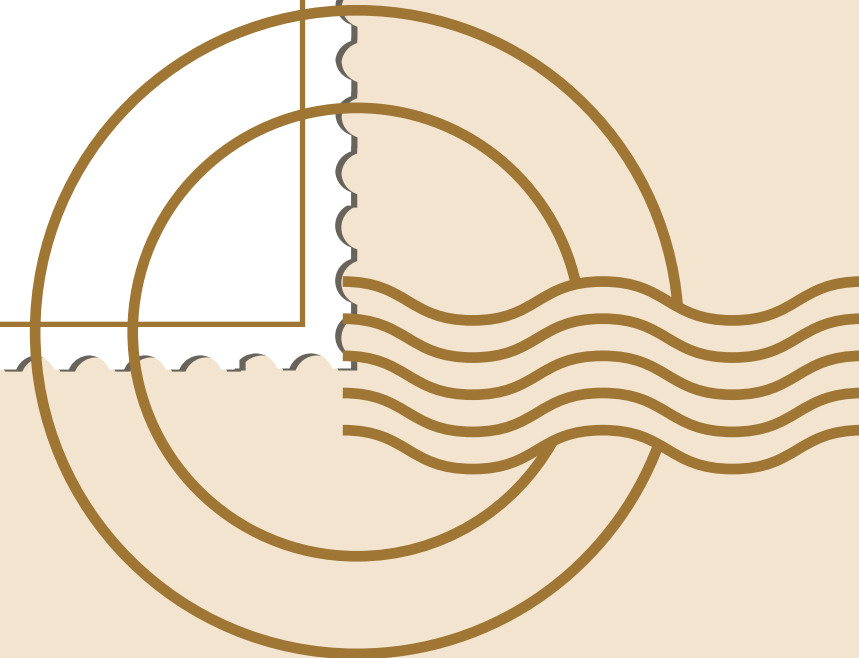
Conditions Apply \*Carpet area may vary + 3% \*\*One lift dedicated for penthouse \*51<sup>st</sup> Floors full habitable & 52<sup>nd</sup> Floor Part habitable




## The luxury of your own space. In the metropolis.




Discover the joy of low density living within a sprawling estate. With two towers spread over eight acres, explore space and privacy at your own pace. The joys of living in a close-knit community meet the luxury of expansive, open spaces. Serenity, exclusivity and community – the delights of SoHo living.





## Your personal oasis.

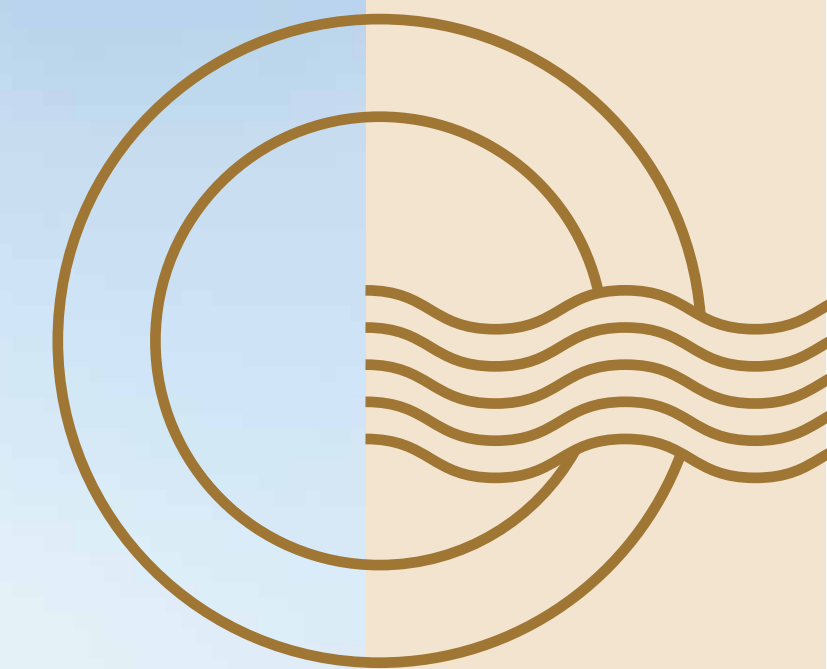


At this sprawling estate full of lush landscaped greenery, connecting with nature has never been easier.

## Redefining an iconic skyline.



Living in elegant glass buildings has taken the world by storm over recent years. With unobstructed natural light and stunning views day and night, residents are primed to have unique living experiences. The panache of the glass towers will contribute to the international recognition of the already iconic Mumbai skyline.





## Global in essence, Mumbai at heart.



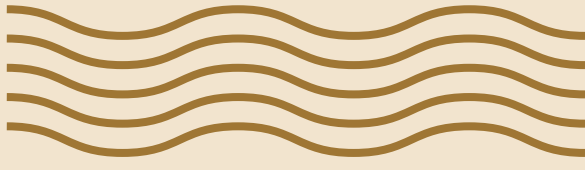
With immediate access to culture, business, entertainment and incredible views, there is no doubt that this property will become a defining landmark of Mumbai's harbour.

## Leave a mark on the world, carbon-free.



- ≈ High performance glass for better power consumption
- ≈ Rainwater harvesting
- ≈ Sewage treatment plant
- ≈ Efficient solid waste management system
- ≈ CFC-free air conditioning equipment
- ≈ Charging facility for "Electric vehicles"
- ≈ Water efficient fixtures in bathrooms
- ≈ Fly ash in construction
- ≈ Soil conservation






**Incredible views.  
Your daily indulgence.**



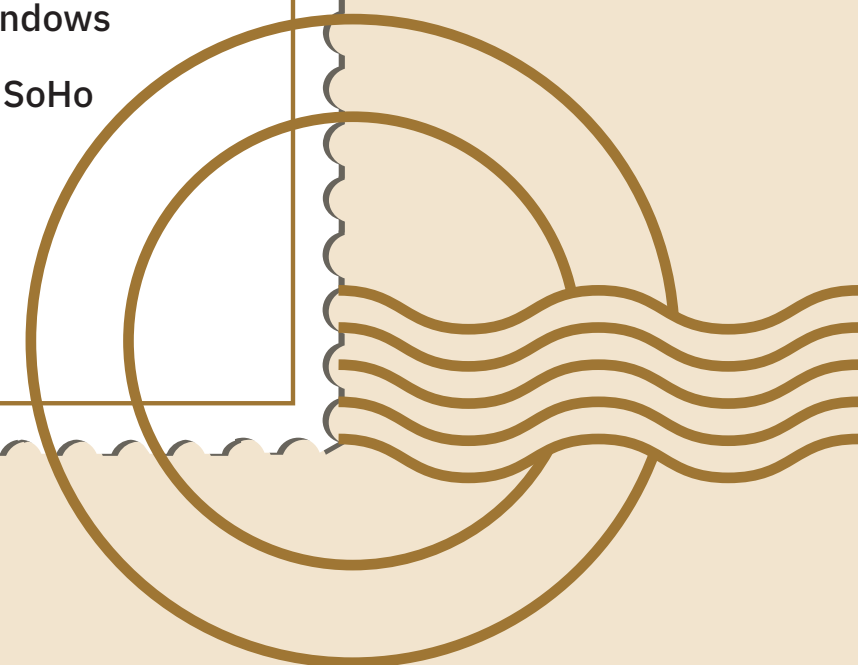


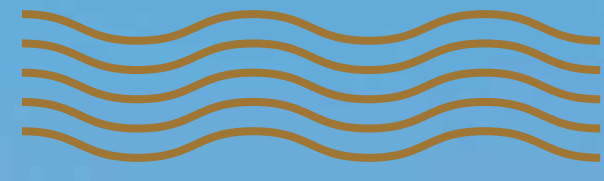
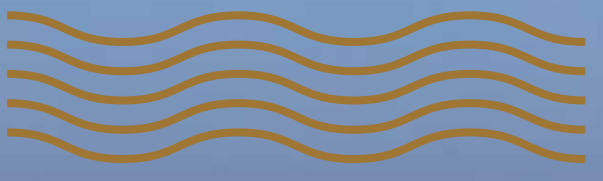


## Conquering horizons, every day.



Let your days slip away as you gaze through floor-to-beam glazed windows and enjoying the stunning vistas SoHo has to offer.







## Finding your zen has never been easier.



A sunrise over the bay is sure to add a spark to your morning. While the splendid and calming sunset over the horizon will be the perfect way to wind down as you end your hectic day.





**Go opulent, Go Soho.**



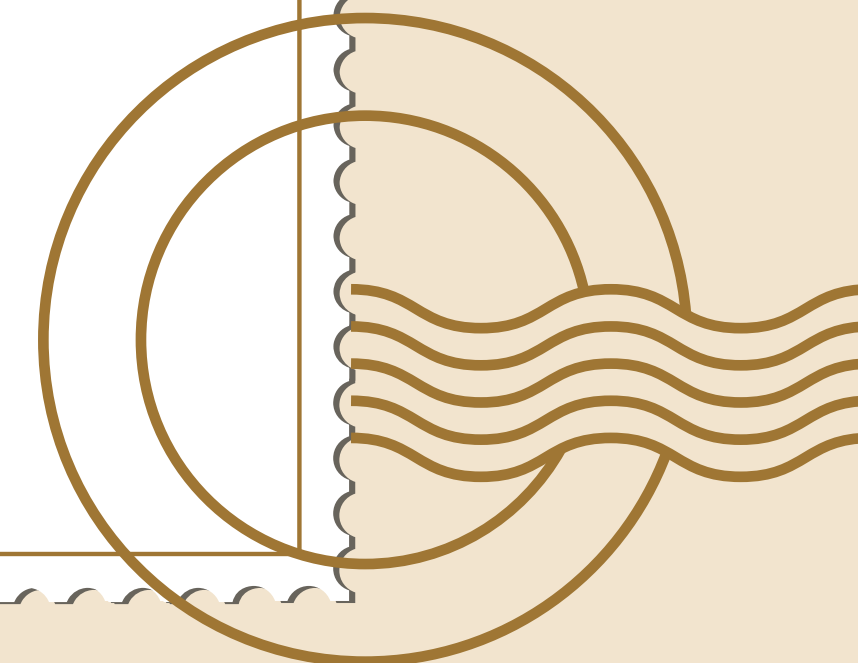
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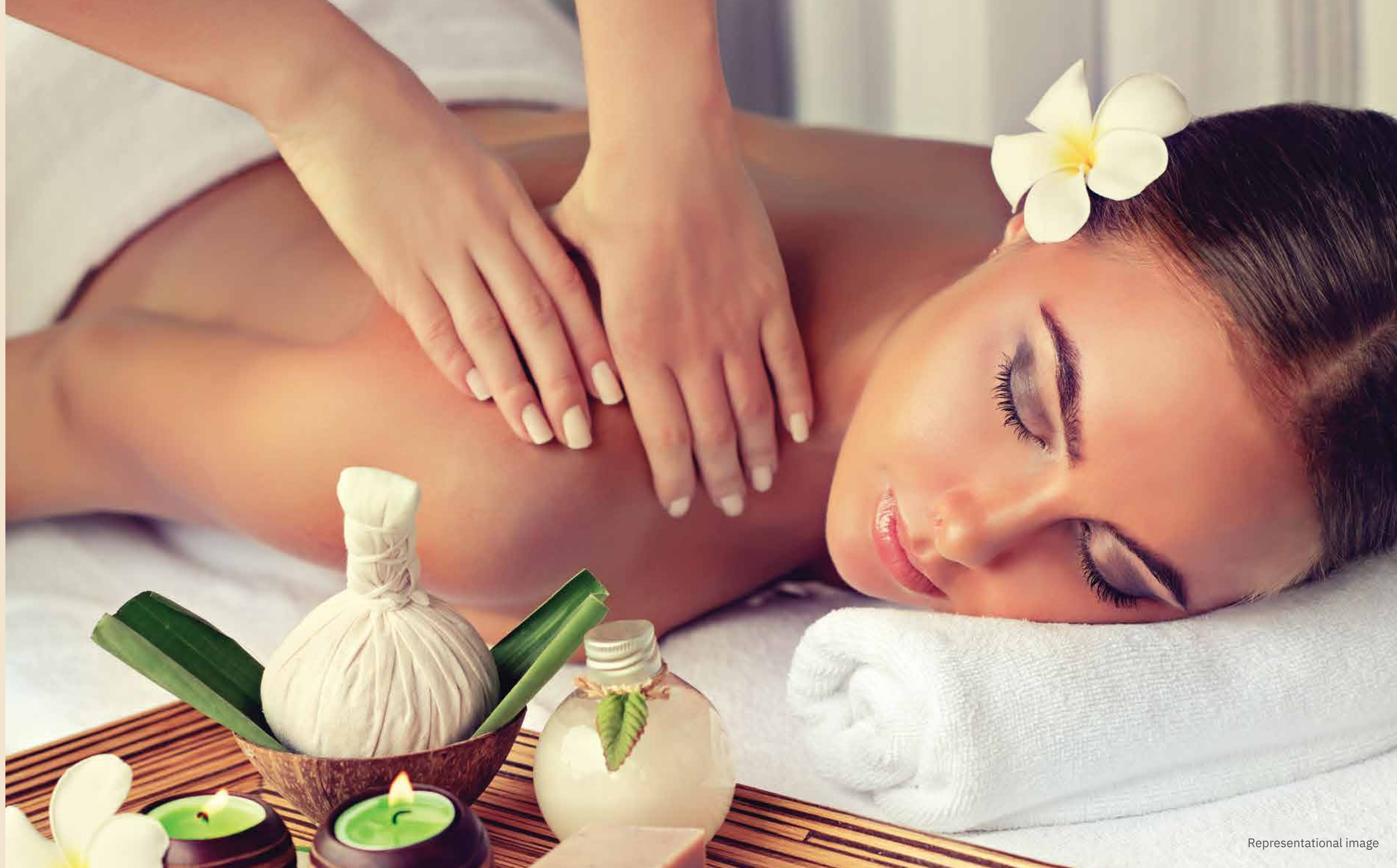
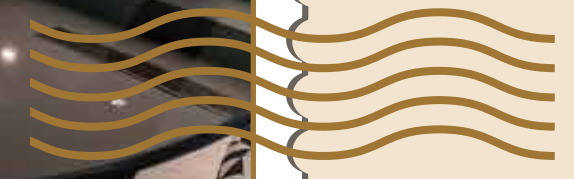
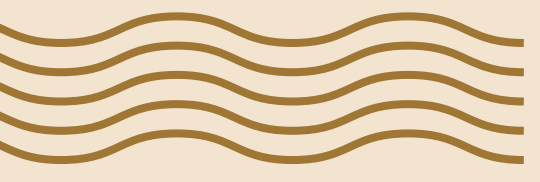
## The country club essence at your doorstep.

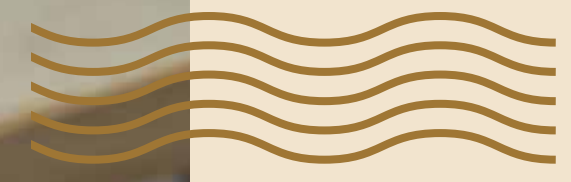


### Current Infrastructure:

- ≈ Gym
- ≈ Two sauna rooms  
(separate facilities for women and men)
- ≈ Two steam rooms  
(separate facilities for women and men)
- ≈ Two massage rooms  
(separate facilities for women and men)
- ≈ Two squash courts
- ≈ Indoor games room
- ≈ Table tennis & lounge
- ≈ Reception & seating
- ≈ Crèche
- ≈ Aerobics & Yoga
- ≈ Terrace seating area

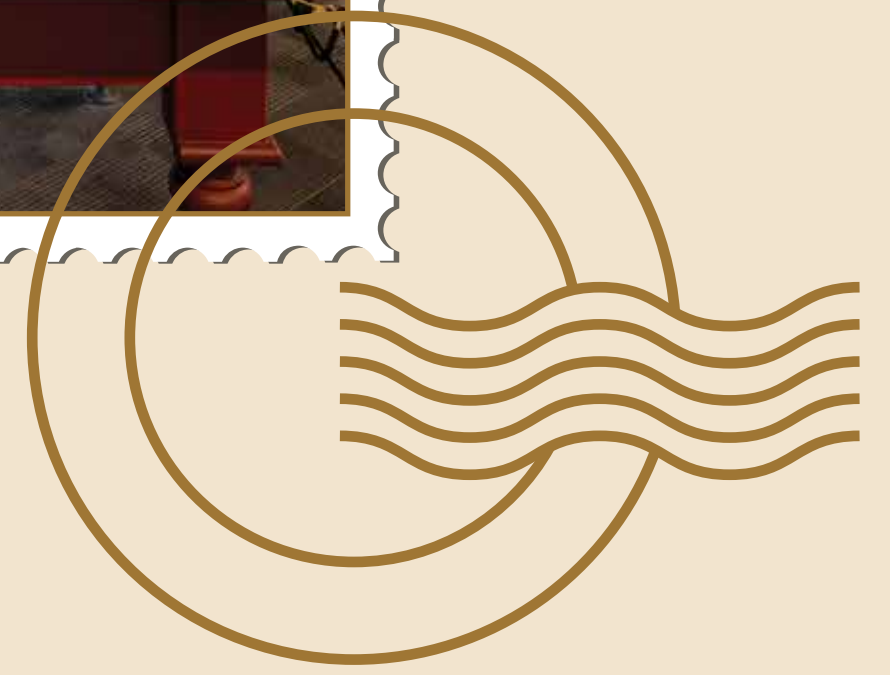






Actual image

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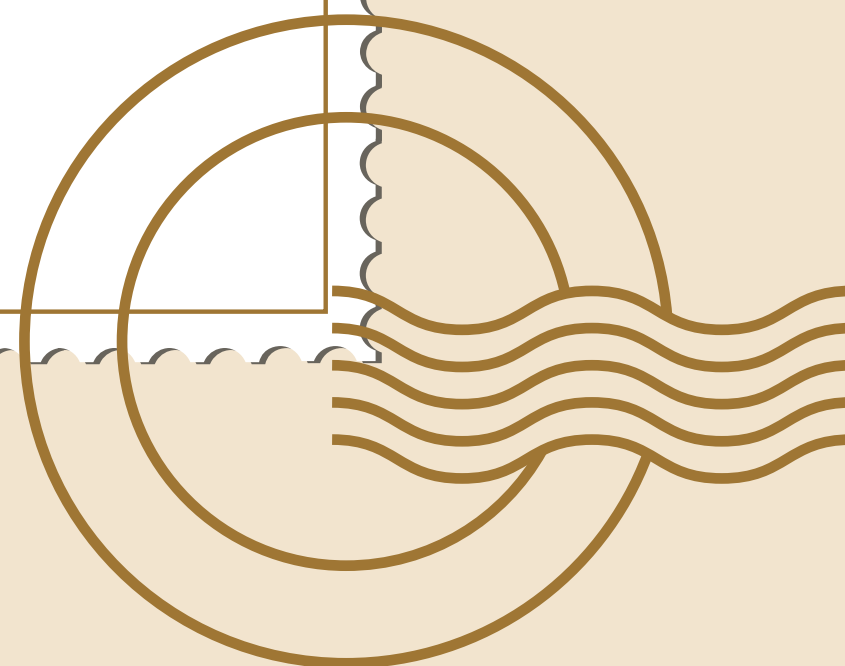




## Dive into your forever-holiday.



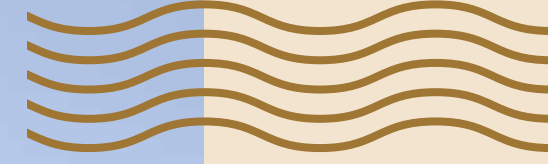
- ≈ Swimming pool
- ≈ Kids' pool
- ≈ Jacuzzi
- ≈ Pool deck







Actual image



## Leisure is a serious sport.



- ≈ Yoga lawn
- ≈ Skating area
- ≈ Tennis court
- ≈ Half basketball court
- ≈ Cricket net
- ≈ Jogging track



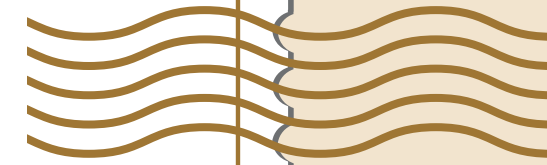
Actual image



## Every opportunity to play the perfect host.



- ≈ Outdoor party area
- ≈ Barbeque pits
- ≈ Thematic garden
- ≈ Palm court
- ≈ Gazebo lounge area
- ≈ Banquet hall



Actual image



Actual image



## Every night is premiere night.

The luxury of having a private movie theatre will never get old. Watch the movies you love, with the people you love without the hassle of going to a busy theatre.



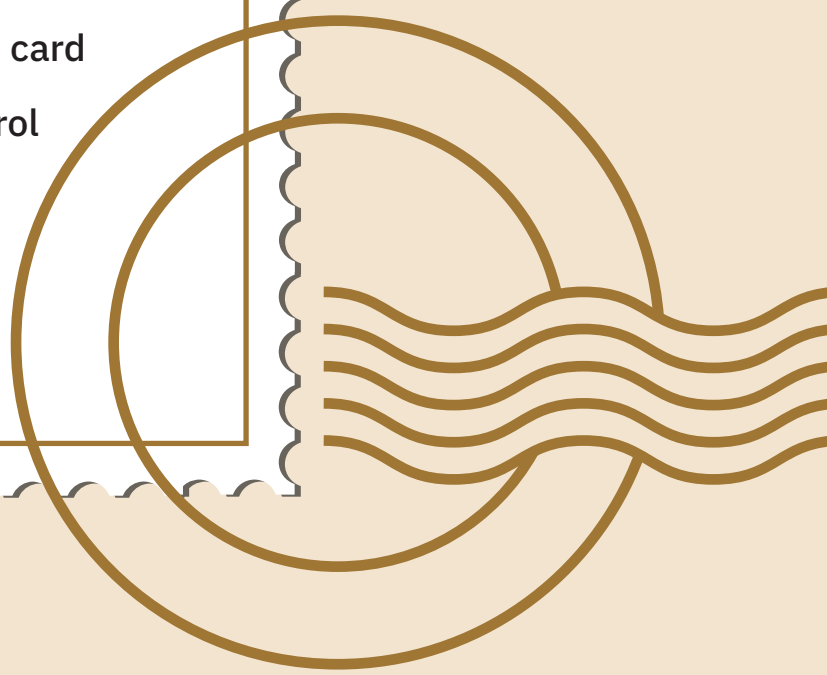
**Go grand, Go Soho.**



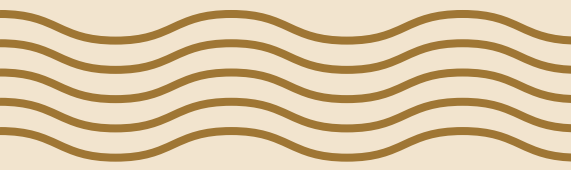


## Homes with superlative style.



- ≈ International modular kitchen
  - ≈ International sanitaryware
  - ≈ International CP fittings
  - ≈ International marble in the living room
  - ≈ Laminated wooden flooring in the bedroom
  - ≈ Air-conditioned residences with temperature control in each room, except kitchen and toilets
  - ≈ Gas/heat detector in kitchen, sprinkler system, RFID card reader access to parking areas with boom barrier control
- 

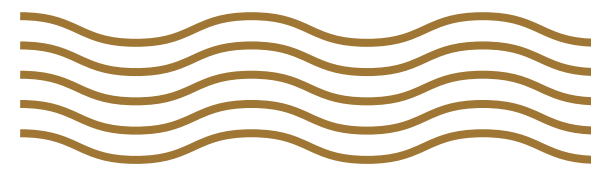




## Project Partners



- ≈ **General Contractor:** Larsen and Toubro
- ≈ **Project Management:** Hill International Ltd.
- ≈ **Professional Quantity Surveyor:** Aecom (India) Pvt Ltd.
- ≈ **Lead Design Consultant & Architect:** Sandeep Shikre and Associates, Mumbai
- ≈ **Landscape Design:** GSA Landscape Architecture, USA & India
- ≈ **MEP Services:** S.N. Joshi Consultants Pvt. Ltd., Pune
- ≈ **Structure:** Buro Happold UK & JW Consultants Pvt Ltd.
- ≈ **Façade:** Priedeaman India Pvt Ltd, Enclosure Façade Solutions Pvt Ltd
- ≈ **Lighting:** Abhay Wadhwa Associates (AWA), USA & India
- ≈ **Fire & Life Safety:** Olsson Fire and Risk Ltd, UK
- ≈ **Acoustic:** Hewshot international (India)
- ≈ **IBMS:** Chettiar Consulting Engineers (CCE)
- ≈ **Vertical Transportation:** Lerch Bates, Pvt Ltd



## THE WADIA GROUP

## The Wadia Group: Generations of integrity and excellence

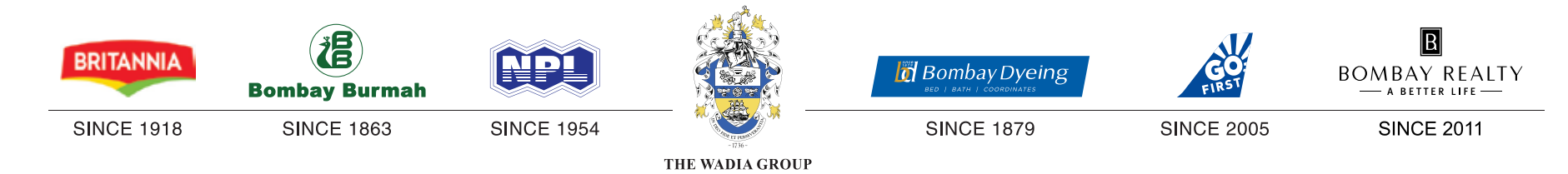


Bombay Realty is a Wadia Group Enterprise that envisions to transform and redefine the Mumbai skyline with two prime developments, The Island City Center™ (ICC) located at Dadar and The Wadia International Center (WIC) at Worli. With the ICC, nestled in lush greenery, built using world-class construction technology, Bombay Realty is set to introduce to the world to the future epicenter of Mumbai - ushering in a whole new way of life.

Not just an address.

For over 286 years, the Wadia Group has prided itself on its heritage of excellence and spirit of entrepreneurship. The coming together of these values, along with its unprecedented vision, has resulted in the birth of many successful ventures such as Bombay Burmah, Bombay Dyeing, Britannia and Go First. The Wadia Group has accomplished landmark projects in real estate, be it residential, commercial or retail across India. In recent past, The Wadia Group has delivered 'SPRINGS', a 40-storey luxury residential tower in Dadar.

Wadia International Centre, a state-of-the-art office building at Worli which serves as the headquarters of Axis Bank.



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## DISCLAIMER:

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b. #Conditions Apply - REPRESENTATIONAL IMAGES are not actual project images and are strictly for representational purposes only.

c. ##Conditions Apply - MAP NOT TO SCALE.

d. ###Conditions Apply - ARTIST'S IMPRESSION of Elevation, sketch elevation, External spaces, Common amenities, Internal spaces, apartments, Clubhouse, landscaping, lobby, gym, kids area, swimming pool, Party areas are strictly for representational purposes only. The render/s used are an artist's impression of possible appearance and is/are not accurate and/or complete. The colours, shades of walls, tiles etc. are for representational purposes and will vary in planning and designing and upon actual construction. All features, landscaping, fixtures, fittings, goods, accessories and furniture reflected/displayed in this image(s) are strictly for illustrative and display purposes only and are not part of the standard final amenities and finishes. The render for internal spaces is to only act as an example of suggested space management and possible utilization of the space, and such internal spaces will not have the amenities, fixtures and fittings therein.

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— A BETTER LIFE —