



**ROSWALT**  
ZUHAUSE

Site Address:

M/s. A.S. HIGHTECH LLP, Singh Compound, Next to Ruby Hospital, Near Ajit Glass, Swami Vivekananda Road, Jogeshwari (West), Mumbai 400102

Registered Address:

A.S. HIGHTECH LLP, 16, Koteshwar Palace, Near Garvare House, Jiva Mahale Marg, Andheri East, Mumbai 400069

Contact Details:

+91 75 07 07 07  
info@roswalt.com  
www.roswalt.com

Consultants:

Consulting Architects: Reform consultants  
Design Architect: Vaishali Jain Solanki  
Structural consultant: AVP consultants  
MEP: Kromatic


RERA Registration No. P51800047680

Disclaimer: All images used are for illustrative purposes only and are intended to convey the concept and vision for the homes. They are for guidance only, may change as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form or part any contract or warranty.



ROSWALT ZAIDEN

A PROJECT BY ROSWALT REALTY PVT. LTD.

A man in a black suit and a woman in a red dress are walking a red carpet. They are surrounded by photographers and fans. The man is looking back at the woman. The woman is looking forward. The photographers are taking pictures. The fans are cheering. The scene is lit with dramatic lighting, highlighting the couple and the photographers. The background is dark, making the red carpet and the couple stand out.

# LIVE A CELEB LIFE

GO BEYOND ORDINARY.



ROSWALT ZAIDEN



ANDHERI'S NEWEST  
COSMOPOLITAN PLAYGROUND

| CELEB LIFE |

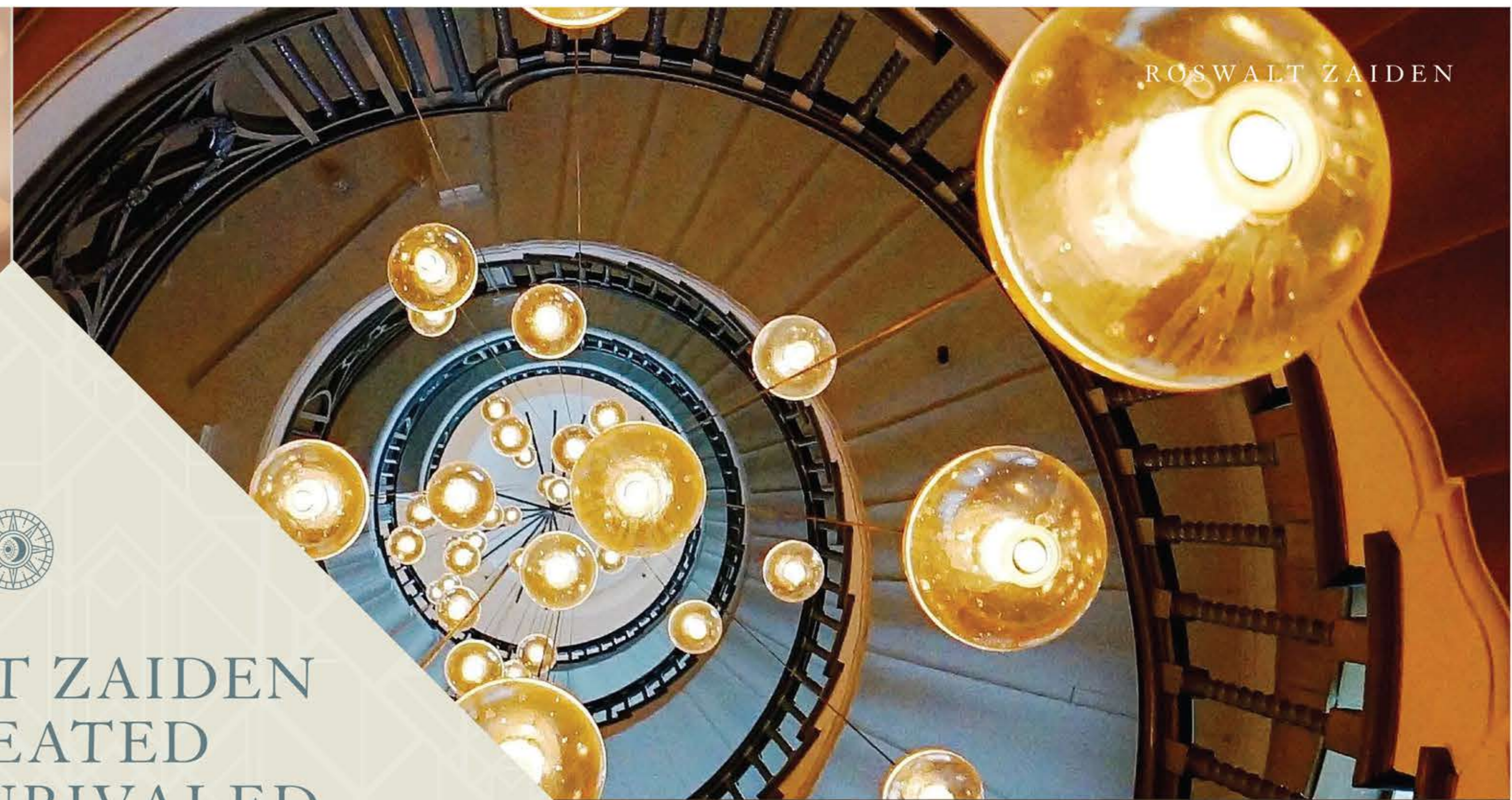
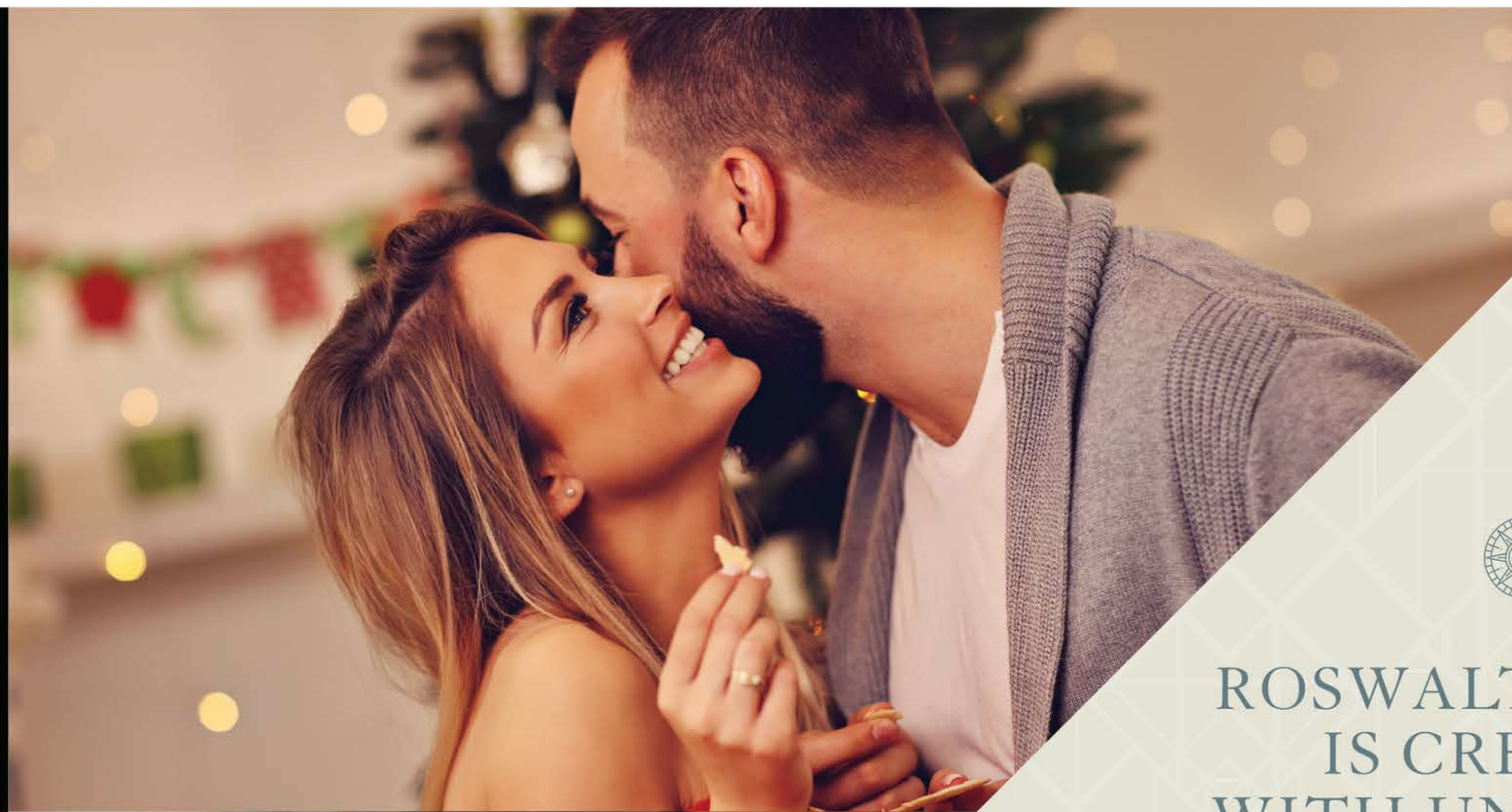


ROSWALT ZAIDEN

INDULGE  
INTO  
MAJESTIC LIFESTYLE  
OF  
ROSWALT ZAIDEN



All images are for representative purposes only.



ROSWALT ZAIDEN  
IS CREATED  
WITH UNRIVALED  
DEDICATION TO  
MINUTIAE  
MODERNITY

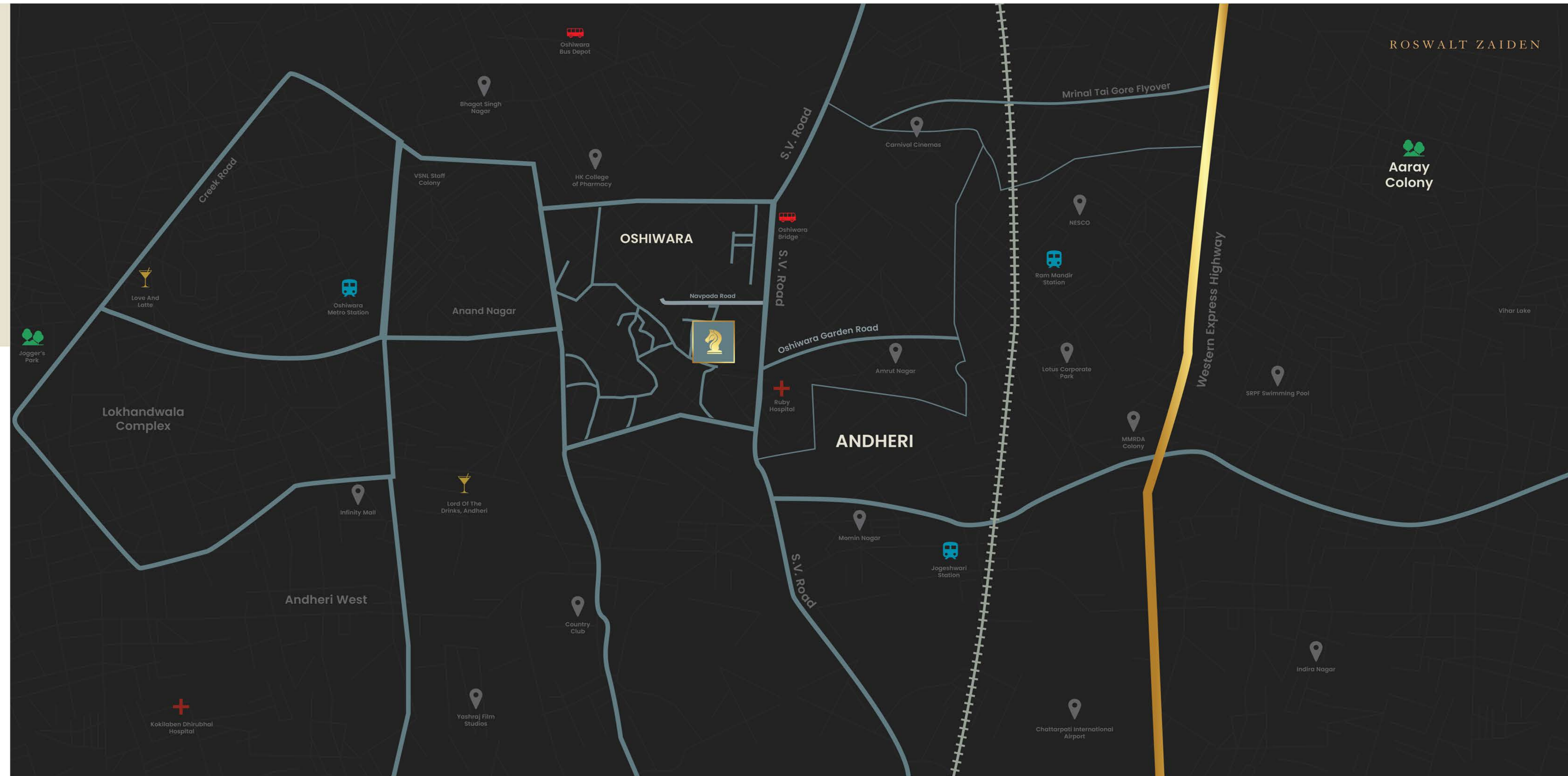


# GLOBALLY LOVED LOCATION

Andheri is a globally accepted residential landmark. It is a central point that connects the whole city. **ROSWALT ZAIDEN** is situated at one such location where lifestyle, community and serenity harmonizes.

## LEGENDS

0.1 KM S.V. ROAD	0.5 KM OSHIWARA BUS DEPOT	01 KM RAM MANDIR RAILWAY STATION	1.5 KM UPCOMING METRO STATION
1.5 KM JOGESHWARI RAILWAY STATION	02 KM PVR CINEMAS	02 KM WESTERN EXPRESS HIGHWAY	04 KM KOKILABEN DHIRUBHAI AMBANI HOSPITAL
08 KM DOMESTIC AIRPORT	09 KM POWAI	10 KM INTERNATIONAL AIRPORT	15 KM BKC



SETTING NEW STANDARDS  
OF ACCESSIBILITY

ROSWALT ZAIDEN makes your busy life simpler. It is expediently situated at one of the buzzing zones of Andheri, with upcoming Metro Stations, Malls, Railway Stations and other experience centres in close proximity.

Versova Beach

Infinity Mall

Lokhandwala  
Complex

Madh Island

Metro Station

# WEST VIEW

\*Actual View



EXPERIENCE MAXIMUM LIFE  
WITH MAXIMUM CONNECTIVITY.

ROSWALT ZAIDEN

Obero  
Mall

Carnival  
Cinemas

W.E.H.

Aarey  
Colony

Ram Mandir  
Railway Station

Jogeshwari  
Caves

Ruby  
Hospital

# EAST VIEW

\*Actual View



LET US LEAD YOU ON A JOURNEY TO  
REDISCOVER YOURSELF WITH OUR WIDE RANGE  
OF WELLNESS AMENITIES.



YOGA ROOM / ZUMBA ROOM



SWIMMING POOL



JOGGING TRACK



GYMNASIUM



ZEN GARDEN

# INDULGENCE

WE OFFER A QUINTESSENTIAL PLAYGROUND  
FOR YOUR KIDS TO LEARN, GROW AND GET INSPIRED AT.  
LET THE KIDS PLAY THE DAY AWAY.



INDOOR GAMES



CHILDREN'S PLAY AREA



BASKETBALL COURT



BADMINTON COURT



KID'S SWIMMING POOL



BOX CRICKET



FOOTBALL TURF



UNFOLDING A WIDE RANGE OF AMENITIES FOR  
YOUR PARENTS TO IMMERSE INTO AND RELAX  
THEIR MIND, BODY AND SOUL.



LIBRARY



MEDICAL ROOM



OLD FOLK AREA



STAR GAZING DECK



STRETCHER LIFT



# ELDERLY

ROSWALT ZAIDEN

YOUR CONNOISSEURIAL LIVING DESERVES EVERYTHING MAJESTIC!  
FIND UNLIMITED ENTERTAINMENT AT YOUR FINGERTIPS WITH  
YOUR LIFE AT ROSWALT ZAIDEN.



MINI THEATRE



BANQUET HALL



CAFE



POOLSIDE BARBEQUE



SALON

\*All images are for representative purposes only.

A photograph of a man and two women in formal attire. The man is in the center, wearing a dark suit and white shirt. He is flanked by two women in shimmering, sequined dresses. They are standing in front of a dark wood-paneled wall.

CELEB LIFE

THOUGHTFULLY CREATED AMENITIES, ELEVATE YOUR SPIRIT;  
TAKE A PLUNGE INTO THE AISLES OF HIGH-END  
ENTERTAINMENT EXPANSE.



LAWN



STEAM ROOM



VIEWING DECK



STACK PARKING



CONFERENCE ROOM

# AMENITY RICH

# TYPICAL FLOOR PLAN

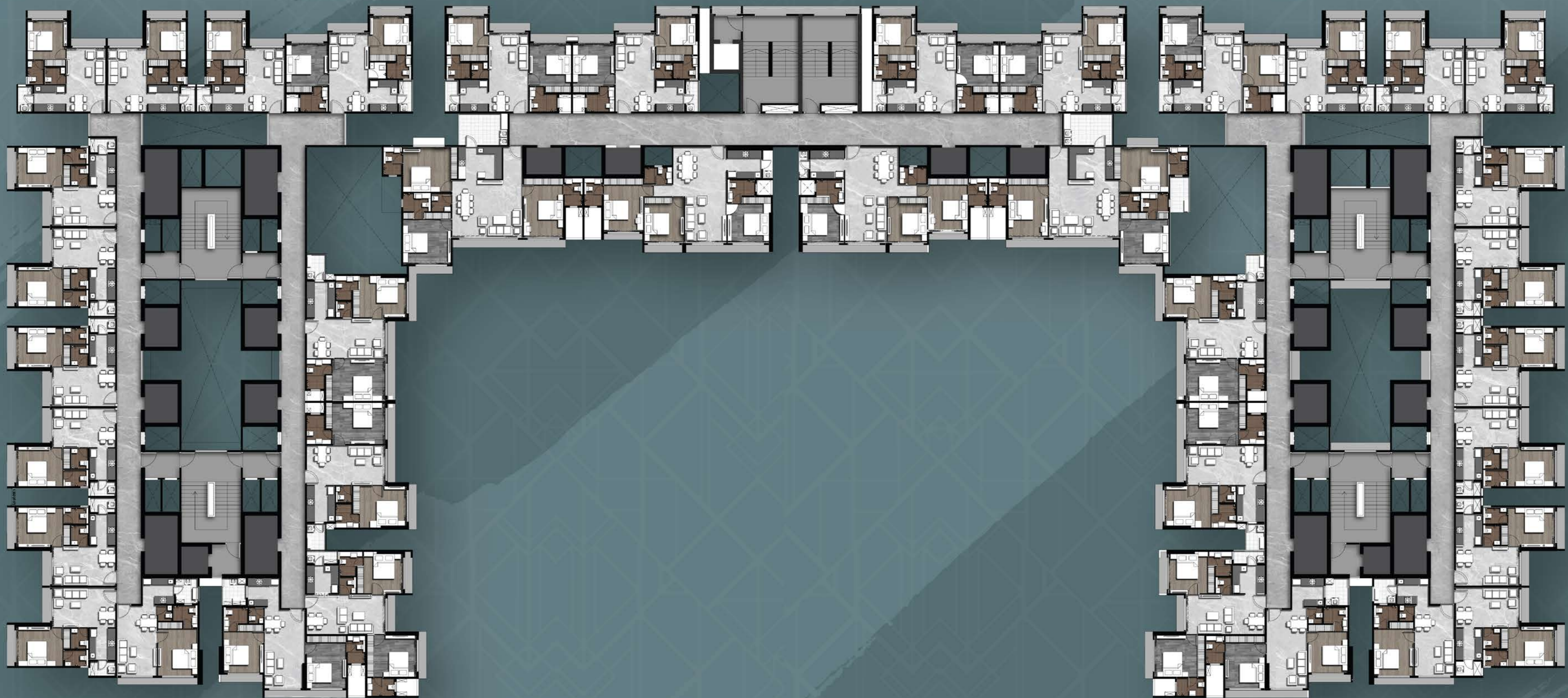
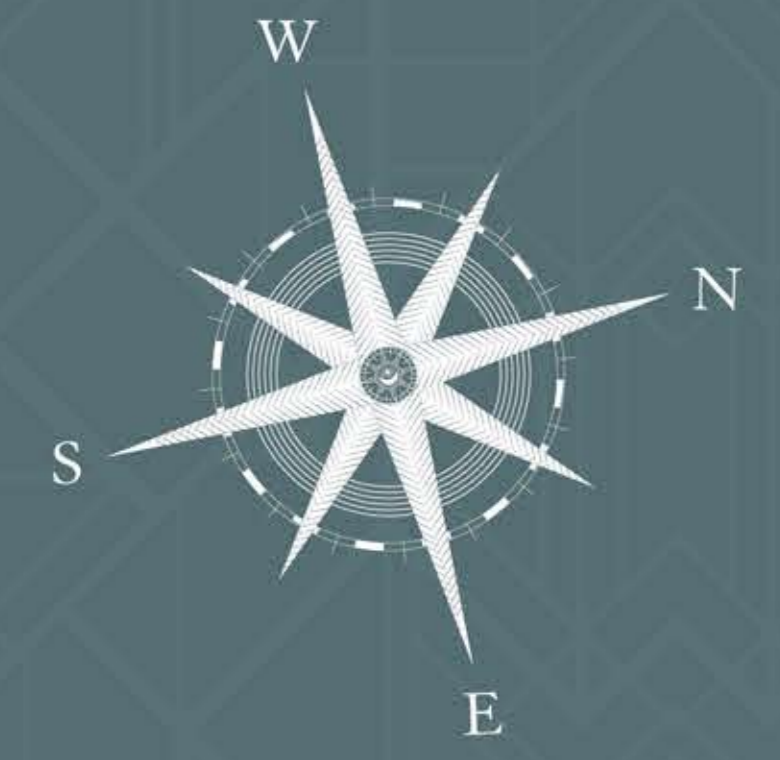
ROSWALT ZAIDEN

12.20 M WIDE DP ROAD

27.45 M WIDE DP ROAD

20.00 M WIDE DP ROAD

TOWARDS S.V. ROAD



ROSWALT ZAIDEN

\*All plans are for representative purposes and subject to change.

# REFUGE FLOOR PLAN

ROSWALT ZAIDEN

12.20 M WIDE DP ROAD

27.45 M WIDE DP ROAD



20.00 M WIDE DP ROAD

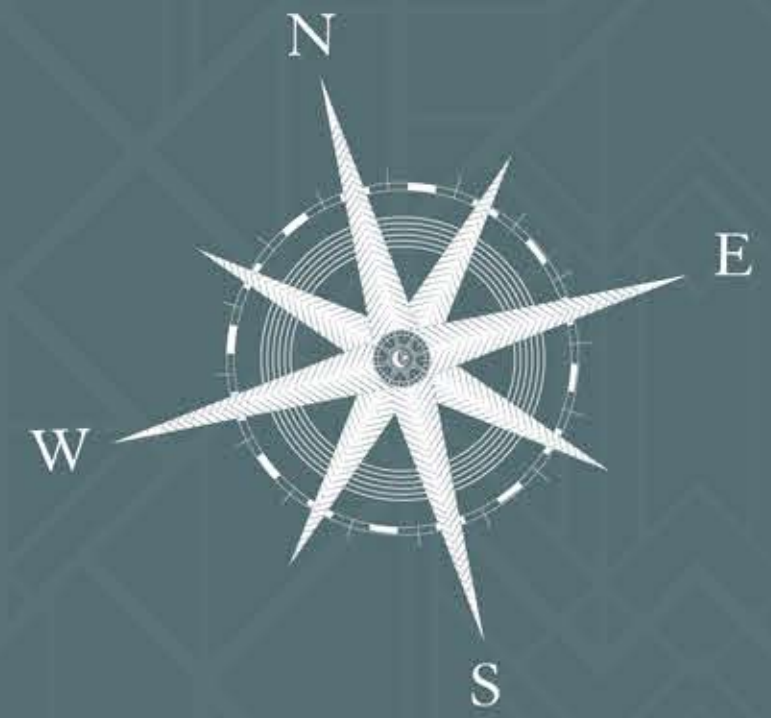
TOWARDS S.V. ROAD



ROSWALT ZAIDEN

\*All plans are for representative purposes and subject to change

# WING A FLOOR PLAN



SR. NO.	FLAT NO.	UNIT	RERA CARPET	SERVICE SLAB
1.	01, 02, 03, 04, 05, 06, 07, 08, 09, 15	1 BHK	401.71	35.19
2.	10	2 BHK	610	71.90
3.	11	2 BHK	605	48.33
4.	14	2 BHK	610	39.07
5.	12, 13	2 BHK	675	42.62

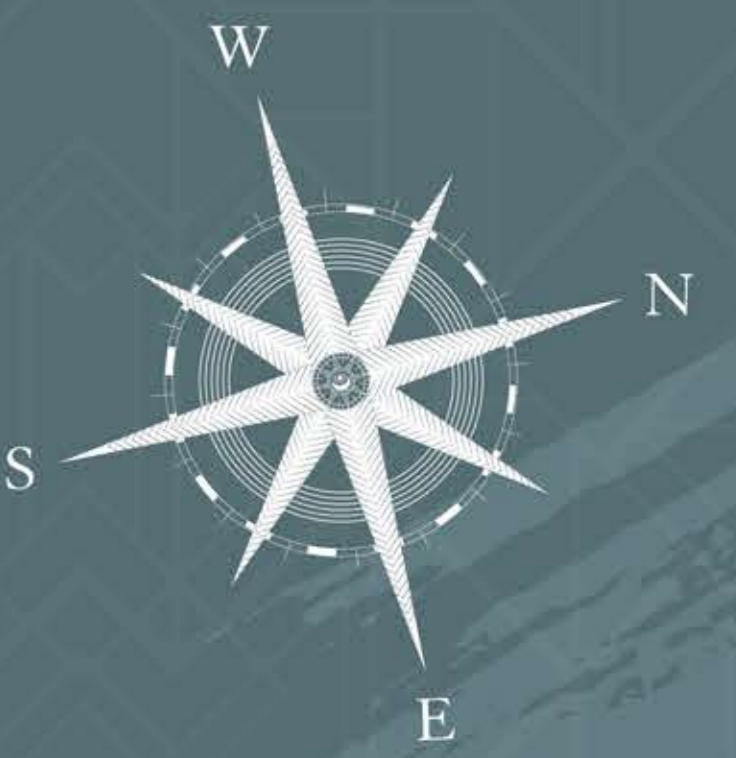




# AMENITIES FLOOR PLAN

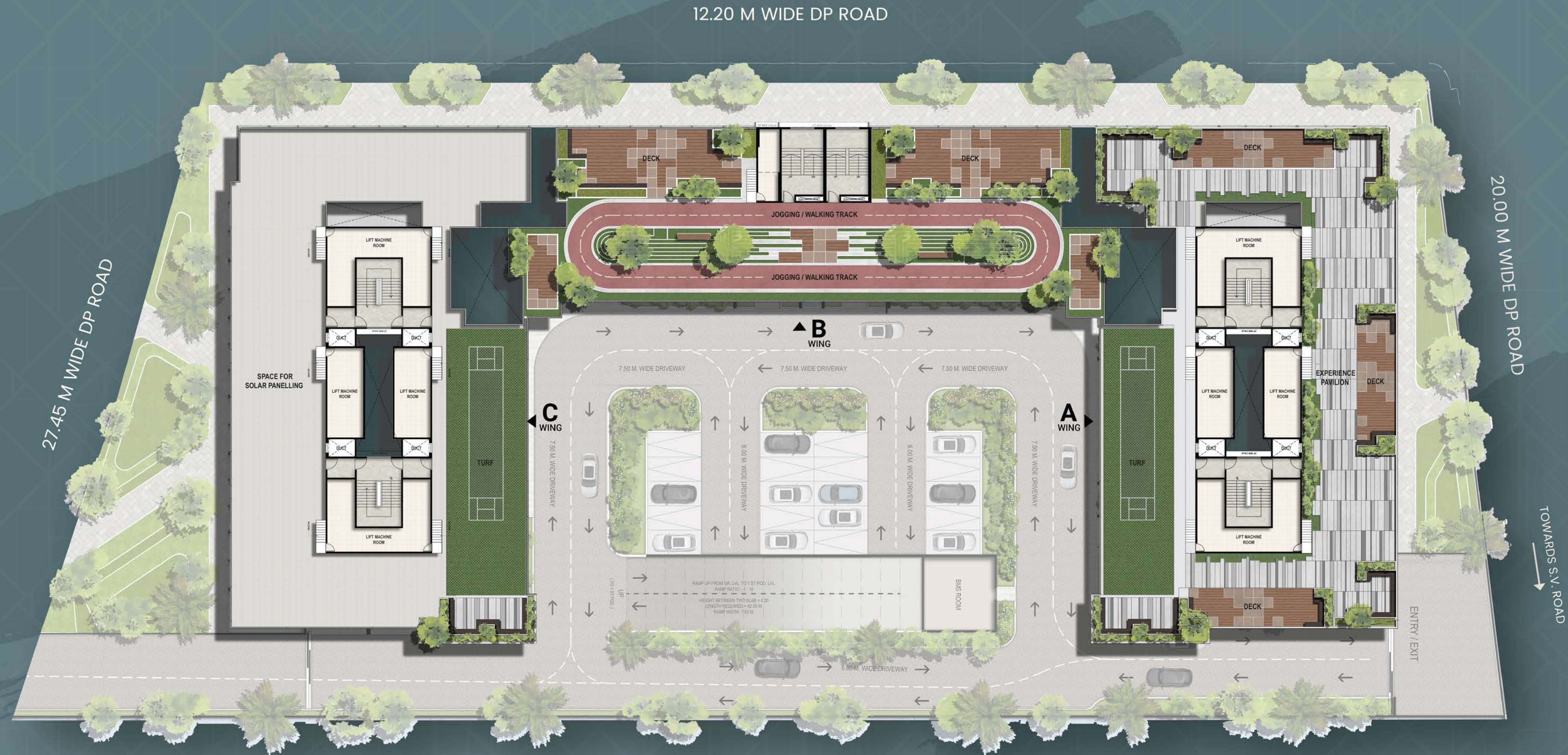


- |                         |                         |
|-------------------------|-------------------------|
| 1. SOCIETY OFFICE       | 12. INDOOR GAMES        |
| 2. LIBRARY              | 13. BASKETBALL COURT    |
| 3. CONFERENCE ROOM      | 14. BADMINTON COURT     |
| 4. ART ROOM             | 15. LAWN                |
| 5. MEDICAL ROOM         | 16. SWIMMING POOL       |
| 6. MINI THEATRE         | 17. KID'S SWIMMING POOL |
| 7. CHILDREN'S PLAY AREA | 18. KID'S PLAYGROUND    |
| 8. YOGA / ZUMBA ROOM    | 19. CAFETERIA           |
| 9. STEAM ROOM           | 20. BANQUET HALL        |
| 10. GYMNASIUM           | 21. OLD FOLK AREA       |
| 11. SALON               | 22. ZEN GARDEN          |



# TERRACE FLOOR PLAN

ROSWALT ZAIDEN



ROSWALT ZAIDEN

\*All plans are for representative purposes and subject to change.

# PARKING PLAN

ROSWALT ZAIDEN



ROSWALT ZAIDEN

\*All plans are for representative purposes and subject to change.

# GROUND FLOOR PLAN





# UNIT PLANS



TOWER -	A
TYPE -	1 BHK
RERA CARPET AREA -	401 SQ.FT.
SERVICE SLAB -	23.76 SQ.FT.
TOTAL AREA -	<b>424.76 SQ.FT.</b>

Key Plan



\*All plans are for representative purposes and subject to change.



TOWER -	A
TYPE -	1 BHK + 1 BHK
RERA CARPET AREA -	809 SQ.FT.
SERVICE SLAB -	47.52 SQ.FT.
TOTAL AREA -	<b>856.52 SQ.FT.</b>

Key Plan



\*All plans are for representative purposes and subject to change.

# UNIT PLANS

ROSWALT ZAIDEN



TOWER -	A
TYPE -	2 BHK
RERA CARPET AREA -	605.04 SQ.FT.
SERVICE SLAB -	44.36 SQ.FT.
TOTAL AREA -	<b>649.4 SQ.FT.</b>



TOWER -	A
TYPE -	2 BHK
RERA CARPET AREA -	605 SQ.FT.
SERVICE SLAB -	73.17 SQ.FT.
TOTAL AREA -	<b>678.17 SQ.FT.</b>

Key Plan



# UNIT PLANS



TOWER -	A
TYPE -	2 BHK
RERA CARPET AREA -	610 SQ.FT.
SERVICE SLAB -	39.07 SQ.FT.
TOTAL AREA -	649.07 SQ.FT.

Key Plan



\*All plans are for representative purposes and subject to change.



TOWER -	A
TYPE -	2 BHK
RERA CARPET AREA -	675 SQ.FT.
SERVICE SLAB -	42.62 SQ.FT.
TOTAL AREA -	717.62 SQ.FT.

Key Plan



All images are for representative purposes only.



# ATTRIBUTES & ELEMENTS

*Unleash the ultimate tier of  
richness with paramount space  
for living and leisure*

ROSWALT ZAIDEN



All flats are planned to have zero passage waste in the area, resulting in flats with the same carpet area but larger room sizes.

Every flat has a minimum 5 feet wide wall space for a name plate at the entrance.

Every 1 BHK flat consists of one toilet and bathroom attached to the bedroom and one as a common toilet.

All units consist of 8 feet width French window which allows maximum light and air ventilation.

Additional service slab is provided in Toilet duct and Kitchen for AC outdoor unit and storage purpose.

# ATTRIBUTES & ELEMENTS

*Heralding a new age  
for world-class amenities*

ROSWALT ZAIDEN

Rediscover elusive composition of architectural wonder with **ROSWALT ZAIDEN**. At the heart of this lot are amenities that unleash the ultimate tier of richness with paramount space for living and leisure. Fusing exceptional interior design with modern tech reflects our client's aspirations!

Dive into this rhythm of modern yet timeless construction.



Lobby area has adequate light and air ventilation.

Each wing has high-speed passenger and service elevators with a capacity of 18 passengers and a speed of 2.5 m/sec. which enables quick access to the desired floor and to carry heavy loads in an emergency.

Garbage Chutes are provided for efficient and hygienic garbage disposal.

The entire vicinity is equipped with 24 x 7 CCTV surveillance.

Stack parking is provided with a power backup facility.



All images are for representative purposes only.

All images are for representative purposes only.