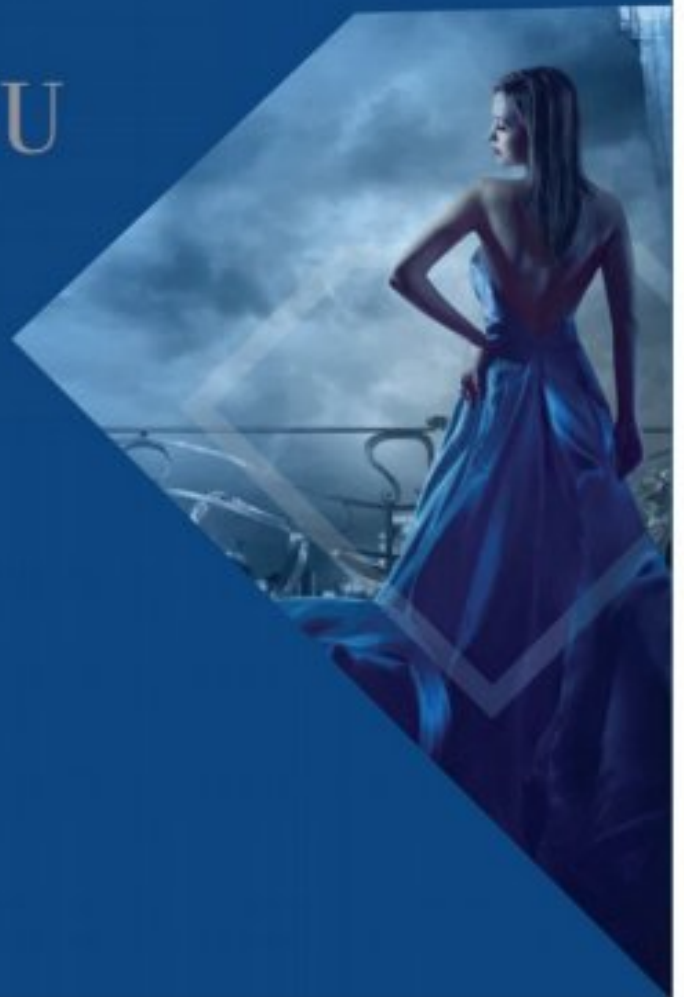


LET YOUR
HIGH SENSE
of STYLE
TAKE YOU
HOME.





INTRODUCING

SKY-HIGH RESIDENCES

exclusive upper-floor abodes



RESIDENCES
MALAD

2 & 3 BED SPACIOUS RESIDENCES

FROM DEVELOPERS OF HIGH REPUTE

Luxurious residences are brought to you by two renowned names in the real estate industry - A&O Realty and Riddhi Siddhi Constructions. Over the last decade, A&O Realty has conceived and crafted projects that have become benchmarks in exquisite lifestyle residences and contemporary commercial spaces. With over 34 million sq. ft. developed, the company is all set to take the next leap in creating unique, differentiated and world-class lifestyle spaces for its patrons.





EVERYTHING ABOUT IT
IS HIGH.

Let's start from the outside.

An imposing, 35+ multi-storied
residential tower sprawled across
approx. 1 acre.

A landmark like no other in Malad.

And the homes start on a level
where others end; it is on a
NATURAL ELEVATED area.

You can imagine the views from here.

SPECTACULAR.

UNOBSTRUCTED.

Artist's Impression

Scanned with CamScanner

Scanned with CamScanner

A woman with long hair, wearing a blue, backless, floor-length dress, stands on a balcony at night. She is looking out over a city skyline under a cloudy, moonlit sky. The balcony has an ornate metal railing. The scene is bathed in a cool blue light. A large, faint watermark is visible in the center of the image.

HIGH LIVING.
FROM A GLOBAL FASHION BRAND.

Homes with oodles of style.

Style that comes with a brand called "FTV", the world-renowned fashion channel.

f.Residences are the epitome of fashionable living.

It's where contemporary chic meets high-end luxury.

So you can lead a charmed lifestyle that makes you feel, well, on top of the world.

Image only for representation purpose

HIGH CLASS. FROM THE GROUND UP.



If the imposing exterior made you gasp, the grandeur inside will leave you speechless. The moment you step into the stunningly furnished, high ceiling lobby, you know you've made a grand entrance.

Artist's Impression

Images only for representation purpose



RESIDENCES
MALAD

A HIGHER LEVEL OF
LUXURY



High thinking. High experience.

High time you led a lifestyle that measures up.
At f.Residences, the kind of life that awaits you is
unparalleled. For a sneak preview, turn the page.

Images only for representation purpose

SOAK
IN THE SKY.

Not just a swimming pool,
but one with an Infinity Edge. Just lie in it
and feel one with the sky. While your kids
have a whale of a time in the Kids' Pool.



NATURE ABOVE ALL.

A landscaped garden. Just the place to take a quiet stroll in the mornings.



Images only for representation purpose

THE VIEW FROM THE TOP

The E-podium viewing deck with Trellis is where you can have unhindered views all around. So you can just stand still and take in the sunrise. Or the sunset.

Image only for representation purpose.



REACH PEAK FITNESS

A state-of-the-art gymnasium.
For an invigorating start to the day.

Images only for representation purpose

Scanned with CamScanner

Scanned with CamScanner

ALWAYS IN
HIGH-SECURITY
MODE

SECURITY



CCTV in select common areas. To keep an eye on who comes in, who goes out and what the kids are up to.

Images only for representation purpose



Other 'HIGH'lights

- ◆ Reading Corner
- ◆ Seating Alcoves
- ◆ Stepping Plaza
- ◆ High Speed Elevators
- ◆ Back-up Generator for Emergency Power

HIGH-END
CONCIERGE
SERVICES

From travel bookings to restaurant reservations, have your wishes fulfilled in style.



Images only for representation purpose

HIGH QUALITY OF LIFE INDOORS

Actual show flat



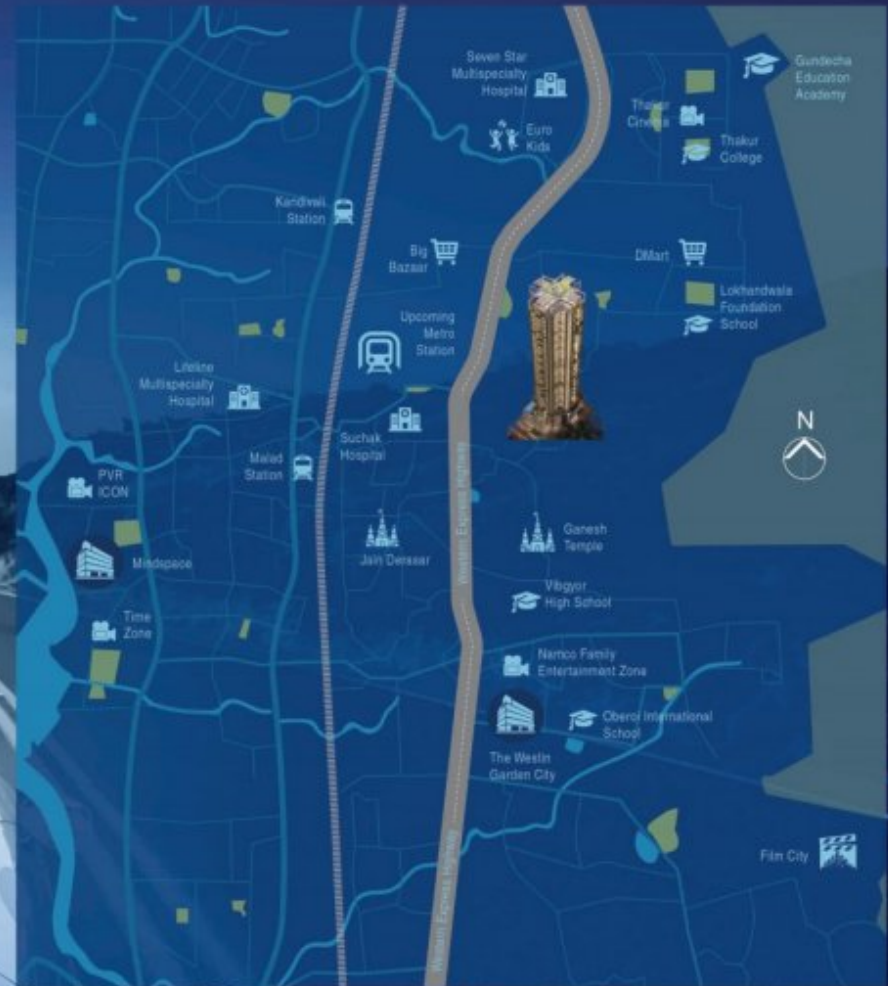
If the outdoors are so plush, can the indoors be any less? Suffice to say that everything in your living room to your kitchen to your bathrooms is of a quality that's world-class.

- ◆ Ceramic tiles
- ◆ Aluminium windows
- ◆ Concealed plumbing
- ◆ Branded C.R fittings
- ◆ Branded electrical switches
- ◆ Video door phone
- ◆ Laminated flush doors
- ◆ Twin-sided kitchen platform
- ◆ Anti-skid tile in toilet
- ◆ Premium quality internal paint
- ◆ Elastomeric external paint

Images only for representation purpose

HIGH CONNECTIVITY

What's a great home if it's not in a great location?
Your home here is in a place that's easily accessible
and close to just everything from highways and railway
stations to hospitals, schools and shopping malls.



Western Express Highway - 01 min*
Upcoming Metro Station - 02 min*
Malad Railway Station - 10 min*
Film City - 15 min*

*Timings are subject to traffic conditions

Image only for representation purpose

AEMNITY PLAN



LEGEND

- 1. Fitness Center
- 2. Lounge Area
- 3. Swimming Pool
- 4. Pool Deck
- 5. Children's Pool
- 6. Alfresco Dining
- 7. Kids Corner
- 8. Fitness Corner
- 9. WiFi Zone
- 10. Open Lawn
- 11. Tot Lot
- 12. Driveway
- 13. Reading Corner
- 14. Passive Activity Garden
- 15. Board Game
- 16. Viewing Trellis

21ST, 23RD TO 27TH FLOOR PLAN



The fixtures, equipment and fittings shown in the attached pictures/renders are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such fixtures, equipment and fittings in the flat premises. The details of the fixtures, equipment and fittings, if any, to be provided in the flat premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from finished wall surfaces. Minor variations upto +/- 4.5% in actual carpet area may occur on account of site conditions/obstructions etc. In addition, the carpet area is inclusive of ledge walls if any.

22ND FLOOR PLAN (REFUGE)



The fixtures, equipment and finishes shown in the attached pictures hereon are for representational purposes only and the same do not form part of the standard specification provided by the developer along with the flat possession. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such fixtures, equipment and finishes in the flat possession. The details of the fixtures, equipment and finishes, if any, to be provided in the flat possession shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from finished wall surfaces. Minor variations upto +/- 3% in actual carpet area may occur as account of site conditions, volume, building etc. In addition, the carpet area are inclusive of ledge walls if any.

2 BHK PLAN

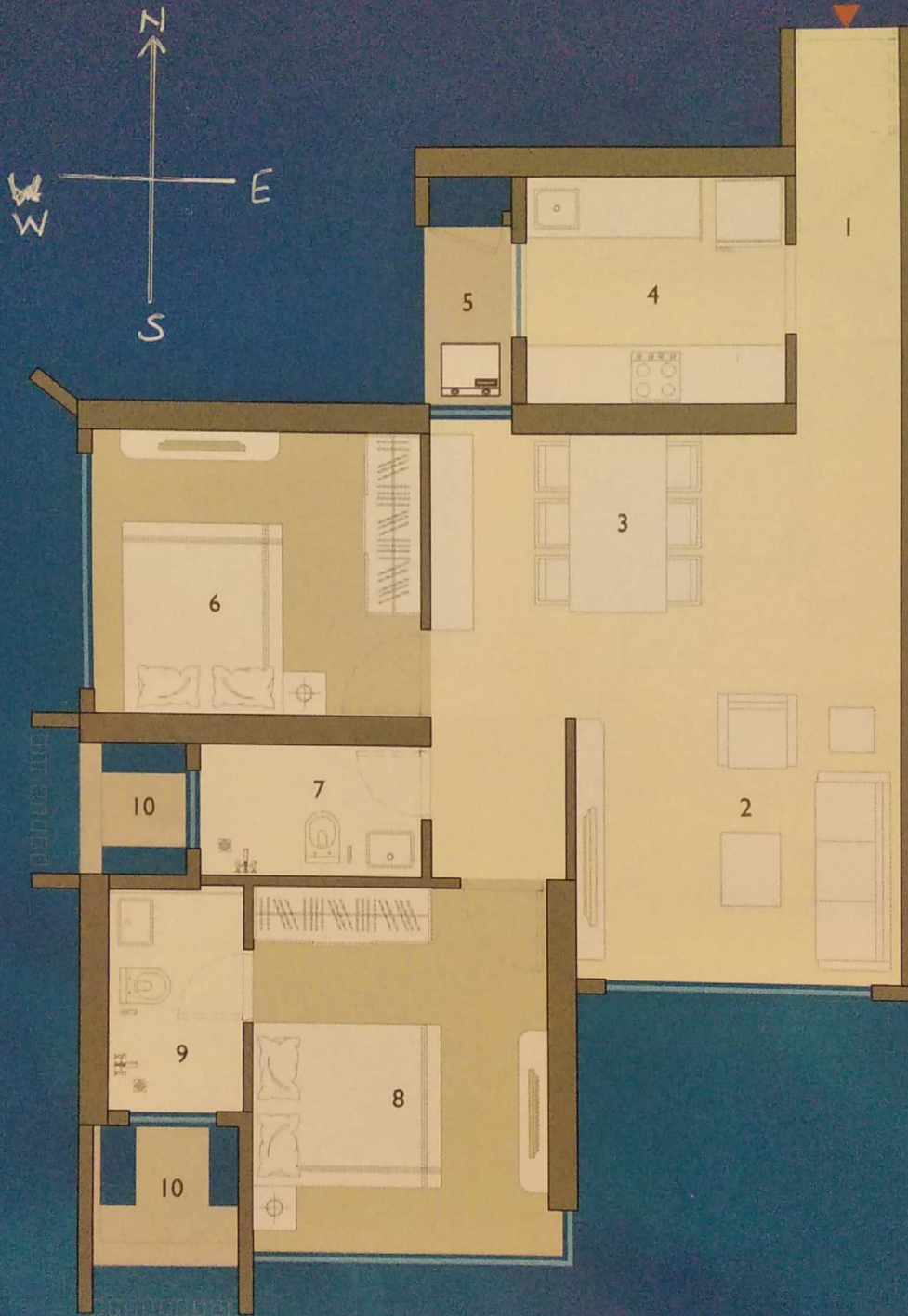


◆ 2 BHK FLAT NO. - 01

01. Entrance Lobby	3'6"X13'0"	06. Common Bedroom	11'2"X9'6"
02. Living Room	10'10"X18'3"	07. Common Toilet	7'7"X4'5"
03. Dining	5'0"X9'6"	08. Master Bedroom	10'0"X12'2"
04. Kitchen	8'8"X7'7"	09. Attached Toilet	4'7"X7'5"
05. Dry Balcony	3'3" wide	10. Service Slab	

The furniture, equipment and fixtures shown in the attached pictures/brochure are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat/premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such furniture, equipment and fixtures in the flat/premises. The details of the furniture, equipment and fixtures, if any, to be provided in the flat/premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations upto (+/-) 1.3% in actual carpet areas may occur on account of site conditions/columns finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any).

2 BHK PLAN

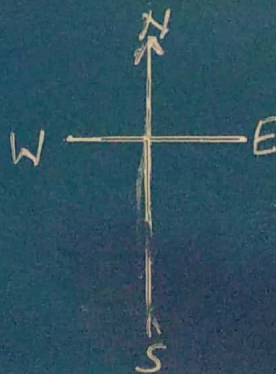
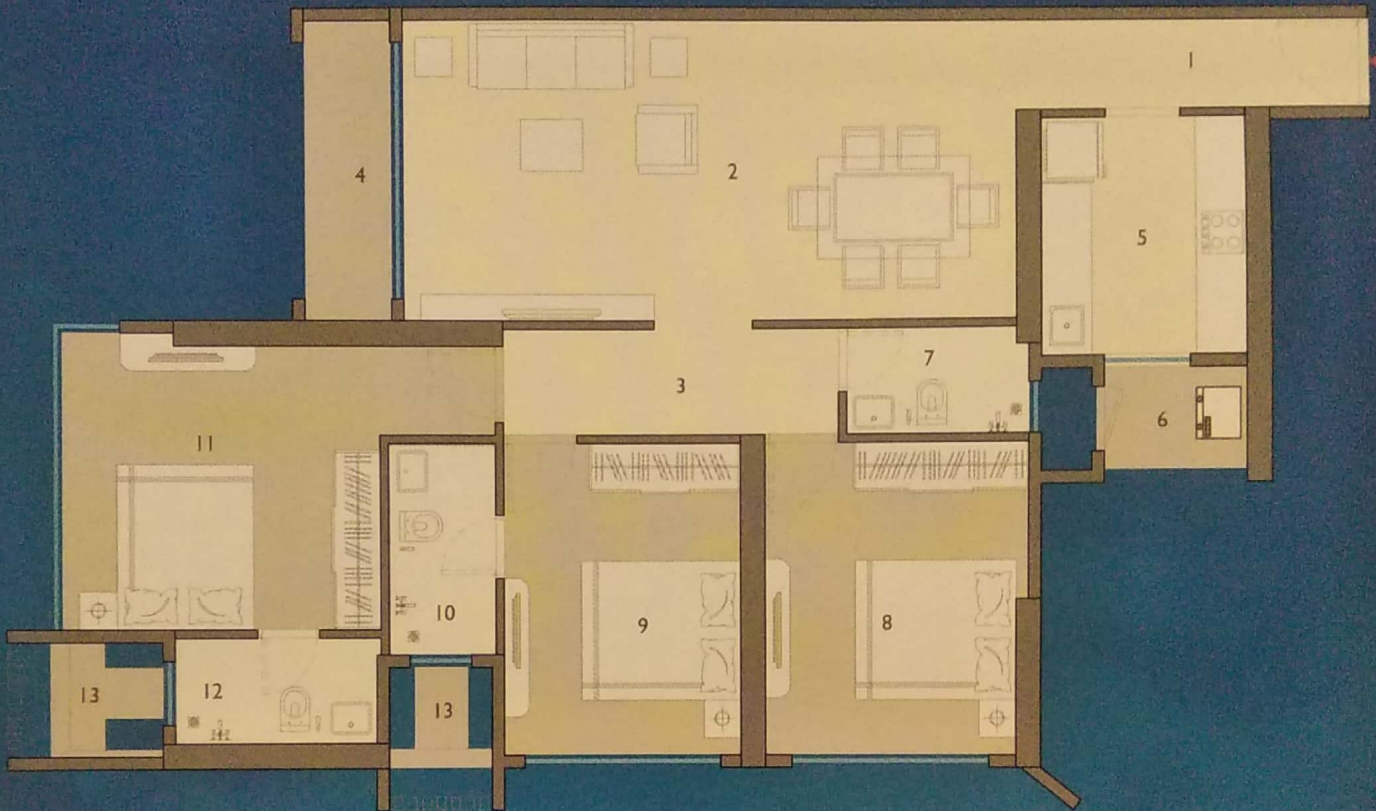


◆ 2 BHK FLAT NO. - 02

01. Entrance Lobby	3'6"X13'0"	06. Common Bedroom	11'2"X9'6"
02. Living Room	10'10"X18'3"	07. Common Toilet	7'7"X4'5"
03. Dining	5'0"X9'6"	08. Master Bedroom	10'0"X12'2"
04. Kitchen	8'8"X7'7"	09. Attached Toilet	4'7"X7'5"
05. Dry Balcony	3'3" wide	10. Service Slab	

The furniture, equipment and fixtures shown in the attached pictures brochure are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat/premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such furniture, equipment and fixtures in the flat/premises. The details of the furniture, equipment and fixtures, if any, to be provided in the flat/premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations upto ± 1-3% in actual carpet areas may occur on account of site conditions.

3 BHK PLAN



◆ 3 BHK FLAT NO. - 03

01. Entrance Lobby	13'7"X3'6"	07. Common Toilet	7'3"X4'0"
02. Living/Dining	24'6"X11'6"	08. Bedroom 1	10'6"X12'2"
03. Passage	4'0" wide	09. Master Bedroom II	9'6"X12'2"
04. Deck	4'0" wide	10. Attached Toilet	4'3"X8'3"
05. Kitchen	8'0"X9'2"	11. Master Bedroom III	12'8"X11'0"
06. Dry Balcony	4'5" wide	12. Attached Toilet	8'0"X4'0"
		13. Service Slab	

The furniture, equipment and fixtures shown in the attached pictures/brochure are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat/premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such furniture, equipment and fixtures in the flat/premises. The details of the furniture, equipment and fixtures, if any, to be provided in the flat/premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations upto (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any).

3 BHK PLAN



◆ 3 BHK FLAT NO. - 04

01. Entrance Lobby	13'7"X3'6"	07. Common Toilet	7'3"X4'0"
02. Living/Dining	24'6"X11'6"	08. Bedroom I	10'6"X12'2"
03. Passage	4'0" wide	09. Master Bedroom II	9'6"X12'2"
04. Deck	4'0" wide	10. Attached Toilet	4'3"X8'3"
05. Kitchen	8'0"X9'2"	11. Master Bedroom III	12'8"X11'0"
06. Dry Balcony	4'5" wide	12. Attached Toilet	8'0"X4'0"
		13. Service Slab	

The furniture, equipment and fixtures shown in the attached picture brochure are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such furniture, equipment and fixtures to the flat premises. The details of the furniture, equipment and fixtures, if any, to be provided in the flat premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations upto (3/4) 3% in actual carpet areas may occur on account of site conditions/columns/fusibles etc. In toilets, the carpet areas are exclusive of ledge walls (if any).

2 BHK PLAN

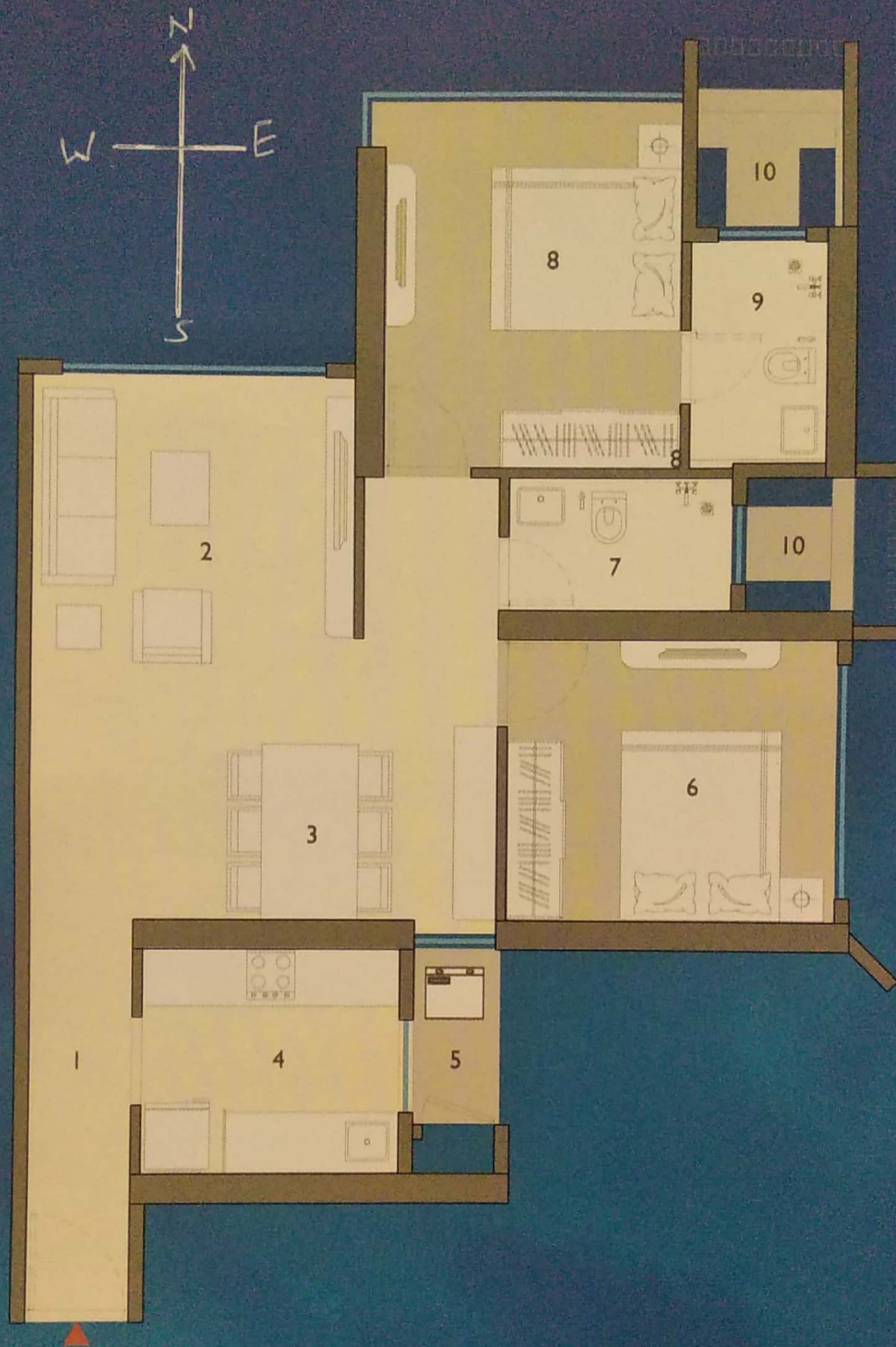


◆ 2 BHK FLAT NO. - 05

01. Entrance Lobby	3'6"X13'0"	06. Common Bedroom	11'2"X9'6"
02. Living Room	10'10"X18'3"	07. Common Toilet	7'7"X4'5"
03. Dining	5'0"X9'6"	08. Master Bedroom	10'0"X12'2"
04. Kitchen	8'8"X7'7"	09. Attached Toilet	4'7"X7'5"
05. Dry Balcony	3'3" wide	10. Service Slab	

The furniture, equipment and fixtures shown in the attached pictures/herein are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such furniture, equipment and fixtures in the flat premises. The details of the furniture, equipment and fixtures, if any, to be provided in the flat premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations upto +/- 3% in actual carpet areas may occur on account of site conditions/columns/bricks etc. In toilets, the carpet areas are inclusive of ledge walls (if any).

2 BHK PLAN

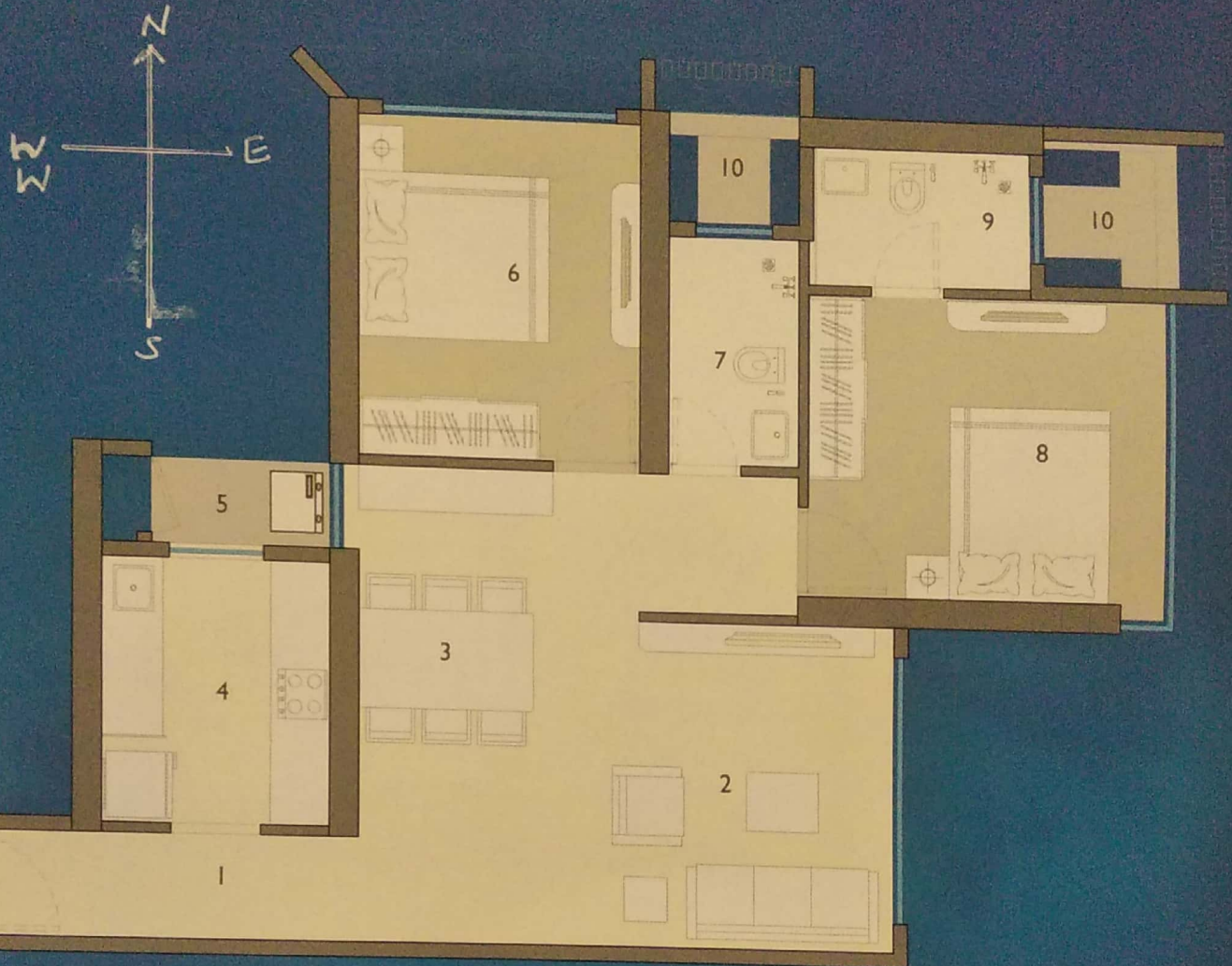


◆ 2 BHK FLAT NO. - 06

01. Entrance Lobby	3'6"X13'0"	06. Common Bedroom	11'2"X9'6"
02. Living Room	10'10"X18'3"	07. Common Toilet	7'7"X4'5"
03. Dining	5'0"X9'6"	08. Master Bedroom	10'0"X12'2"
04. Kitchen	8'8"X7'7"	09. Attached Toilet	4'7"X7'5"
05. Dry Balcony	3'3" wide	10. Service Slab	

The furniture, equipment and fixtures shown in the attached pictures/brochure are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat/premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such furniture, equipment and fixtures in the flat/premises. The details of the furniture, equipment and fixtures, if any, to be provided in the flat/premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations upto +/- 3% in actual carpet areas may occur on account of site conditions/columns finishes etc. In toilets, the carpet areas are inclusive of ledge width (if any).

2 BHK PLAN



◆ 2 BHK FLAT NO. - 07

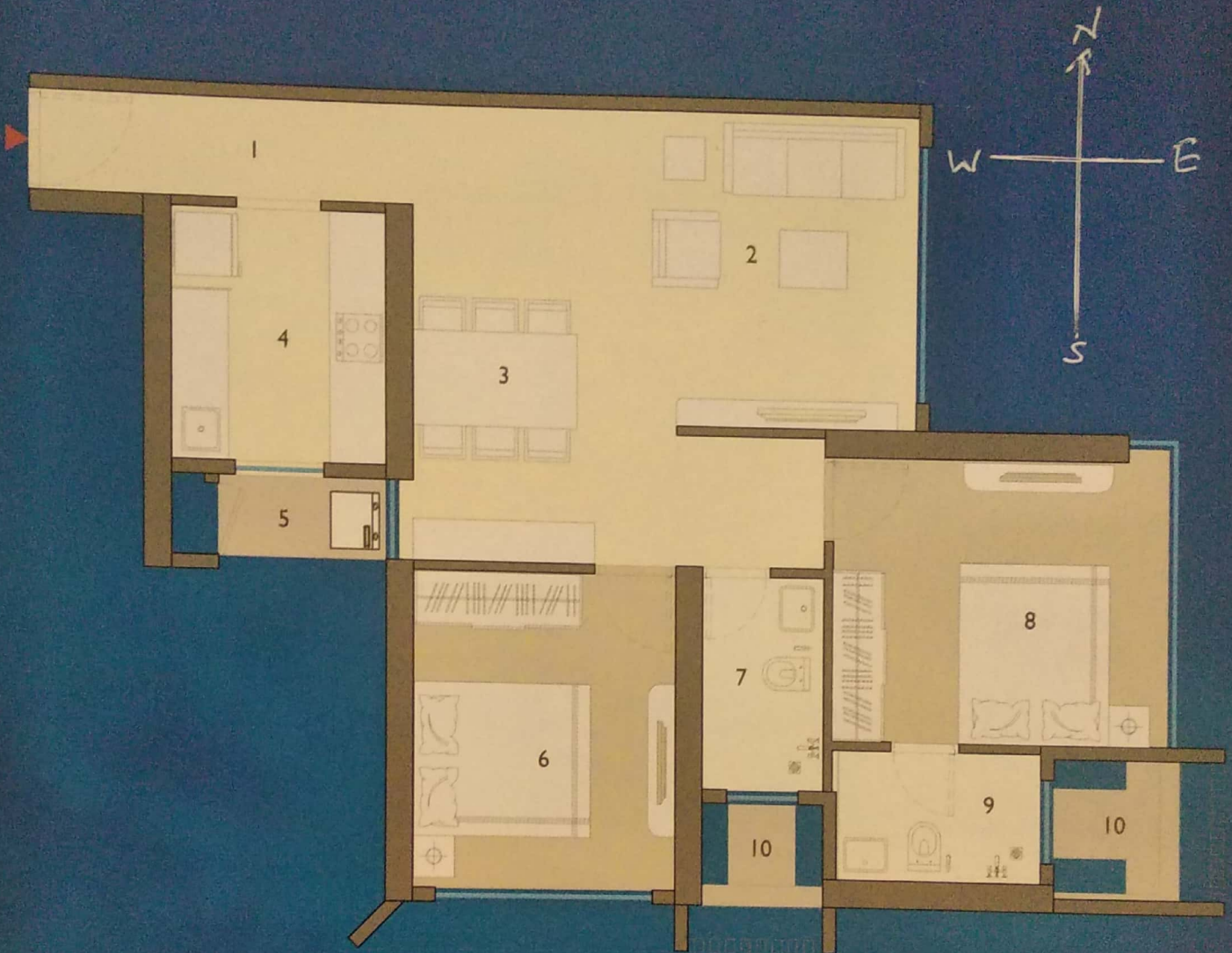
01. Entrance Lobby	13'0"X3'6"	06. Common Bedroom	9'6"X11'2"
02. Living Room	18'3"X10'10"	07. Common Toilet	4'5"X7'7"
03. Dining	9'6"X5'0"	08. Master Bedroom	12'2"X10'0"
04. Kitchen	7'7"X8'8"	09. Attached Toilet	7'5"X4'7"
05. Dry Balcony	3'3" wide	10. Service Slab	

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2 BHK PLAN



RESIDENCES
MALAD



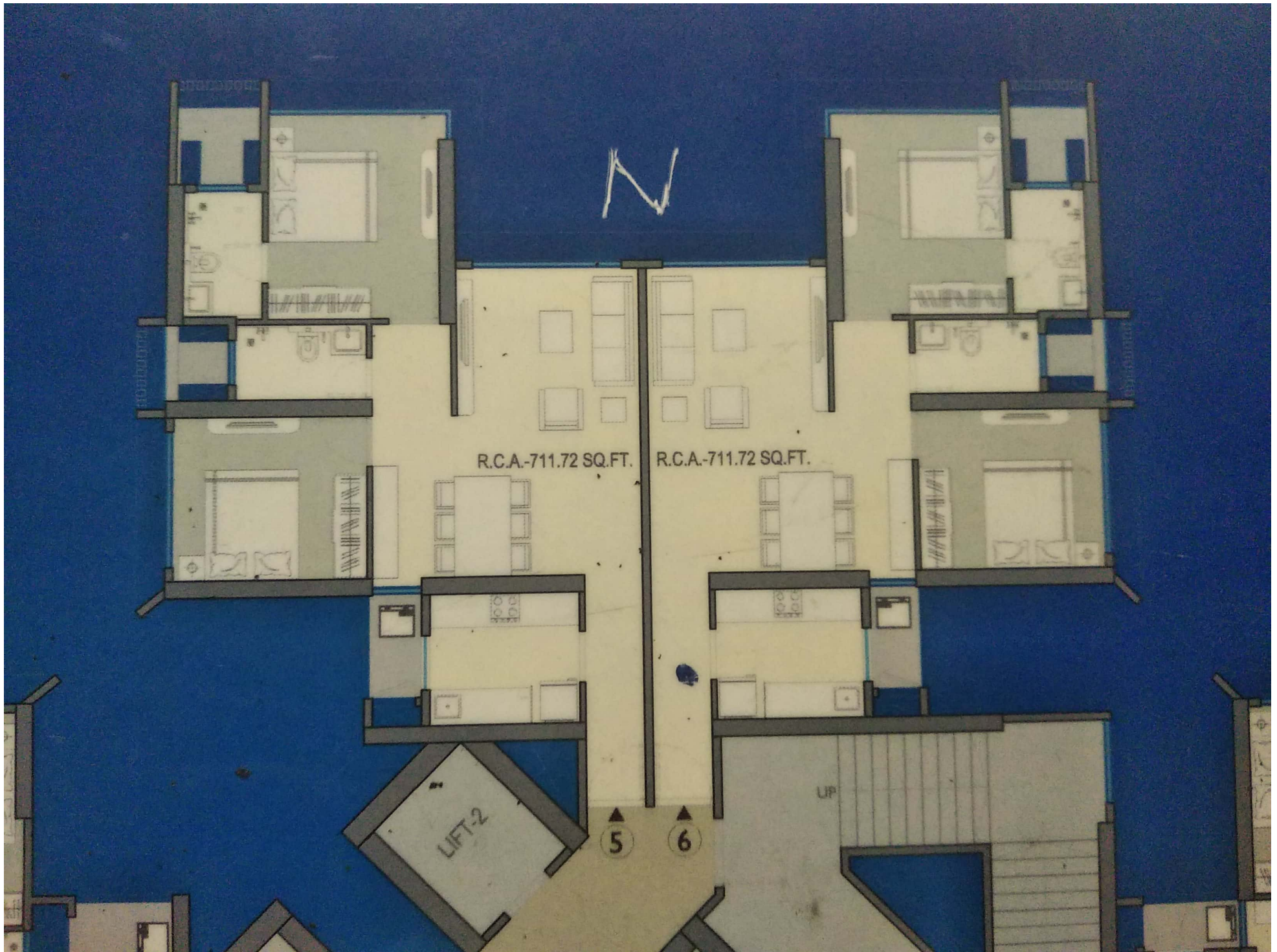
◆ 2 BHK FLAT NO. - 08

01. Entrance Lobby	13'0"X3'6"	06. Common Bedroom	9'6"X11'2"
02. Living Room	18'3"X10'10"	07. Common Toilet	4'5"X7'7"
03. Dining	9'6"X5'0"	08. Master Bedroom	12'2"X10'0"
04. Kitchen	7'7"X8'8"	09. Attached Toilet	7'5"X4'7"
05. Dry Balcony	3'3" wide	10. Service Slab	

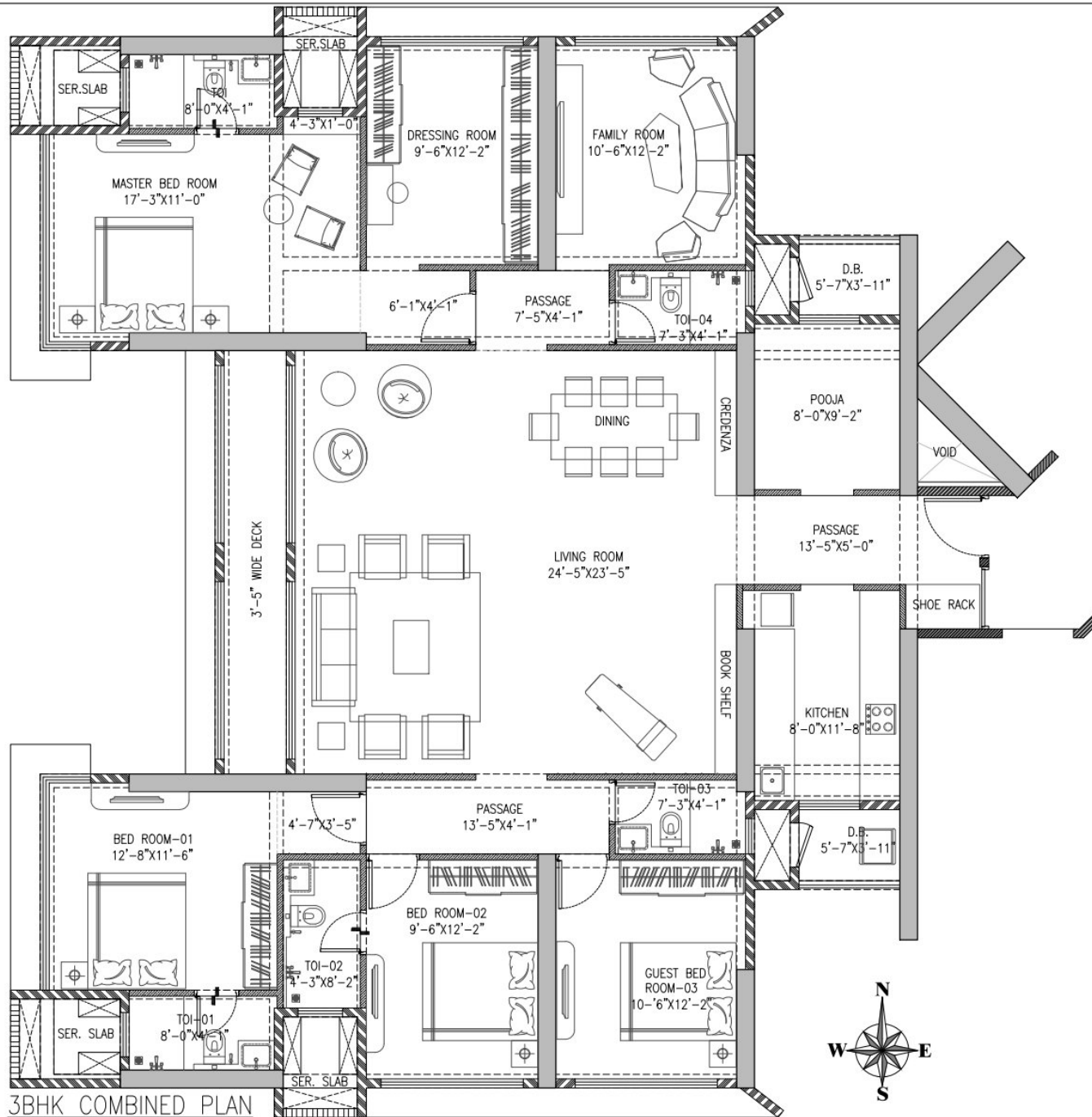
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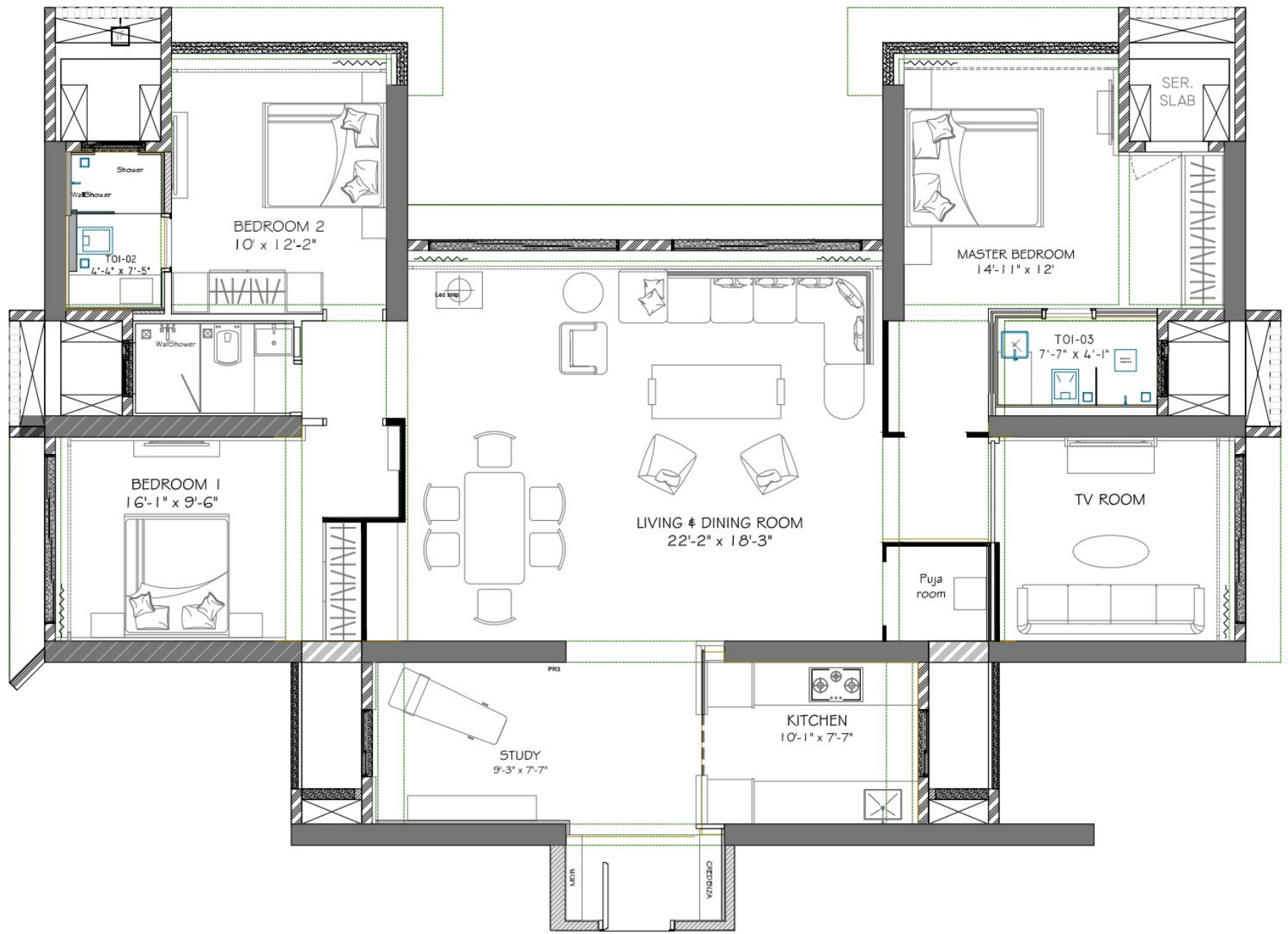
3BHK COMBINED PLAN

REVISIONS

FURNITURE PLAN
3BHK COMBINED FLAT
F-RESIDENCY -MALAD

CHECKED BY: VIJAYKAR
DRAWN BY: NITESH
DATE: 14/06/2019
SCALE: :

SHEET NO.
EXC-0.00
A & O
REALTY



F RESIDENCES, MALAD (EAST)
2bhk combined flat