

A project by:



**VEENA DEVELOPERS**

*Your Dreams... Are Our Homes...*

PASSCODE

# EVERYTHING!

— What You Imagine is Here —

ON S.V. ROAD, MALAD-WEST

LIFESTYLE

COMFORT

CONVENIENCE

CONNECTIVITY

BUSINESS HUB

EDUCATION HUB

PLACE OF WORSHIP

PROSPERITY

## A Place Where You Belong is Everything





# *A Place Where You Belong is Everything*

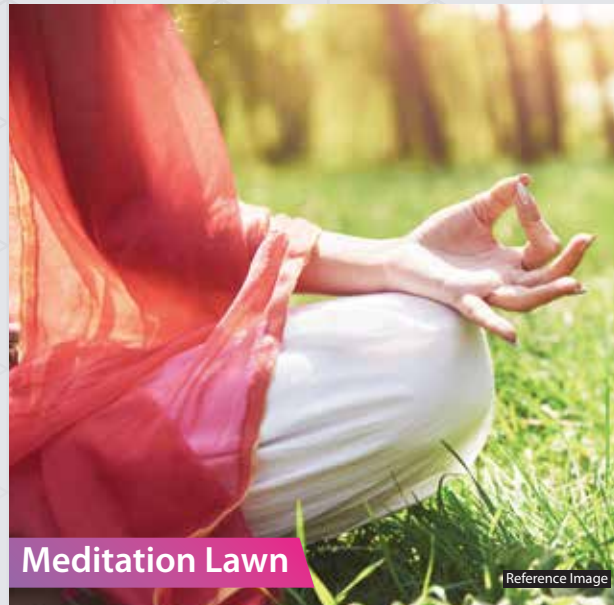
To own a home in the heart of Malad, placing you at the very center of your world. With plenty of opportunities Mumbai attracts a boasting population and with more people comes more commute, moving in crowds, facing an everyday bluster

But what if all the rush could be avoided? What if you could only get the best of what Mumbai has to offer? What if you could own a home that's next to work, leisure and everything you desire?

## PROJECT HIGHLIGHTS

- **DOUBLE HEIGHTED ENTRANCE LOBBY**
- **GROUND + 22 STOREY**
- **24X7 SECURITY SURVEILLANCE**
- **ELECTRIC VEHICLE CHARGING POINTS**
- **SPACIOUS 1, 2 & 3 BED RESIDENCES**
- **On S.V.ROAD & WELL CONNECTED TO MALAD STATION**
- **ALEXA AUTOMATED HOMES**
- **MULTIPLE AMENITIES AT PODIUM-LEVEL**





Meditation Lawn

Reference Image



Rock Climbing Wall

Reference Image



Fitness Center

Reference Image

## NOW EXPERIENCE WORLD CLASS INDULGENCES ON THE PODIUM LEVEL

### EXTERNAL AMENITIES

- Seating Area
- Garden Swing
- Kids Play Area
- Rock Climbing Wall
- Meditation Lawn
- Multipurpose Court (Box Cricket & Basket Ball Hoop)
- Activity Lawn
- Multifunctional Lawn / Party Lawn
- Low Level Amphitheater
- Pod Seating At Amphitheater
- Barbeque Deck
- Lounge Seating
- Sculptured Waterbody
- Senior Citizens Corner
- Triangular Seating Below Pergola
- Acupressure Path
- Feature Wall
- Indoor Games
- A/C Gymnasium
- Open Pantry / Bar



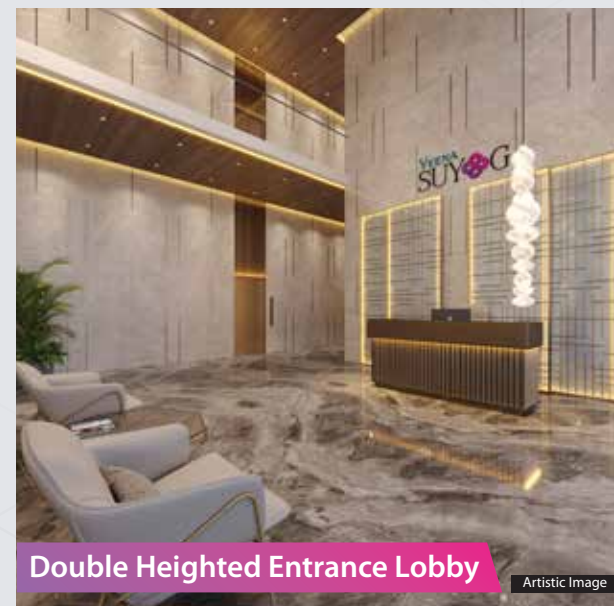
Barbeque Deck

Reference Image



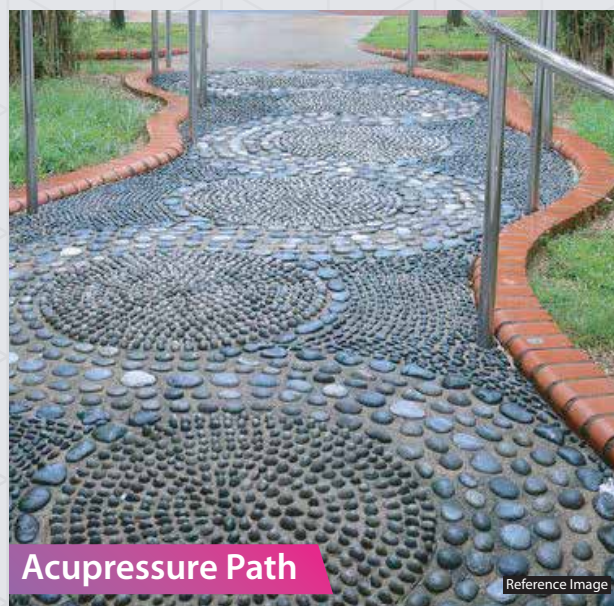
Kids Play Area

Reference Image



Double Height Entrance Lobby

Artistic Image



Acupressure Path

Reference Image



Indoor Games Room

Artistic Image



Multipurpose Court

Reference Image





**Multiple Amenities at Podium Level**

Artistic Impression





**Multipurpose Lawn / Barbeque Area**

Artistic Impression





**Multi Purpose Court & Kids Play Area**

Artistic Impression





## INTERNAL AMENITIES

### ENTRANCE FOYER

- Grand lobby with Italian marble/ Designer tiles
- Fully Air-conditioned lobby
- Reception/help desk with security

### ELEVATORS / TYPICAL FLOOR LOBBY

- Ventilated floor lobby
- Dedicated high-quality elevator with service lifts
- Designer elevator cabin interior

### LIVING ROOM AND BEDROOM

- Perfect Room Size
- Adequate spaces for Family Time
- Rooms are designed as per proper furniture planning and circulation

### KITCHEN

- Well Ventilated Kitchen
- Sufficient Spaces allocated for all Kitchen Appliances

### TOILETS

- Hot & cold-water diverter with shower in common toilets
- Hot & cold water diverter with shower in master toilet
- Premium Sanitary Fixtures

### DOORS

- Wooden door frames
- Hot-pressed solid core flush doors with a laminate finish
- Designer hardware fittings

### WINDOWS

- Coloured powder coated /anodized aluminium sliding windows with glass
- Granite/marble window sills

### COMPOUND WALL

- Designed compound wall as per architectural design
- Attractive entrance gate as well as covered security cabin

### PARKING & INTERNAL ROADS

- Driver and security toilets Provision on the ground floor
- Cement concrete or paved block/checker tiles
- Electric Charging for EV Vehicles
- Surface & Mechanical Parking systems

### FLOORING

- Vitrified flooring in living, dining, bedroom, and kitchen

### WALLS & CEILING

- Internal walls with gypsum finish and Lustre/Royal paint
- Ceiling with gypsum finish and plastic paint
- External walls sand-faced plaster with a textured finish and acrylic paint

### ELECTRICAL FITTINGS

- Sufficient electric points with branded modular switches
- Concealed fire-resistant copper wiring
- A/C, TV and telephone/internet points provision
- Earth leakage circuit breaker

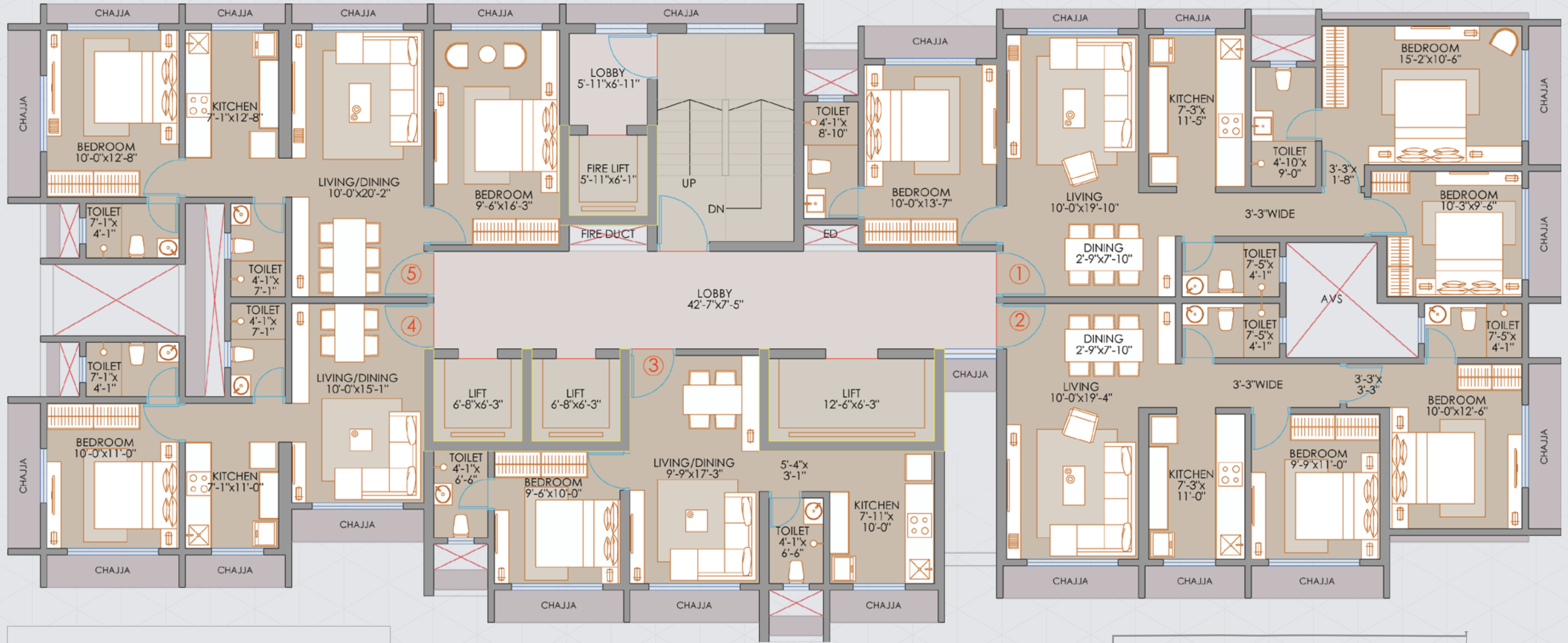
### SECURITY SYSTEM & FEATURES

- 24 x 7 security within the campus
- Intercom facilities
- CCTV cameras in parking area & at common facilities
- Video door phone system for each flat

### TOWER FEATURE

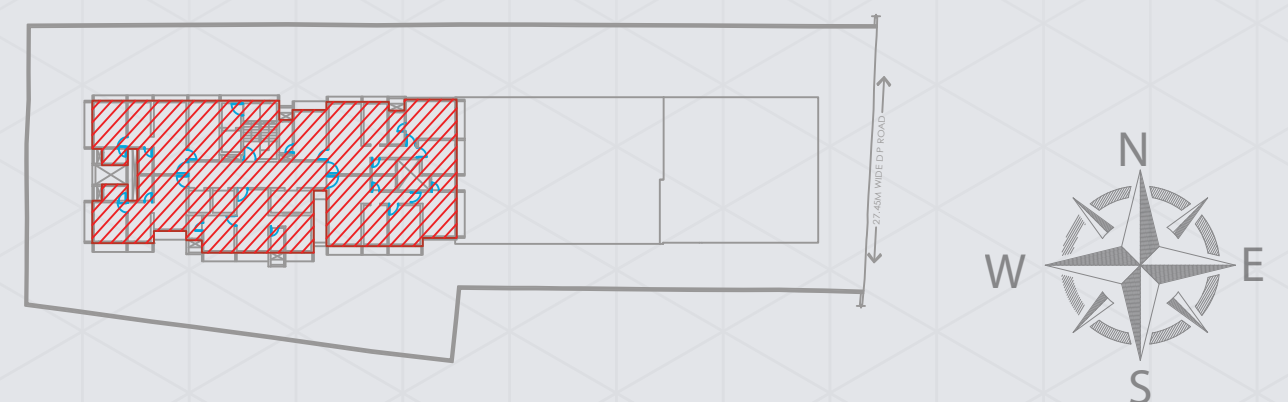
- Earthquake-resistant RCC framed structure
- Firefighting systems for common area as per norms





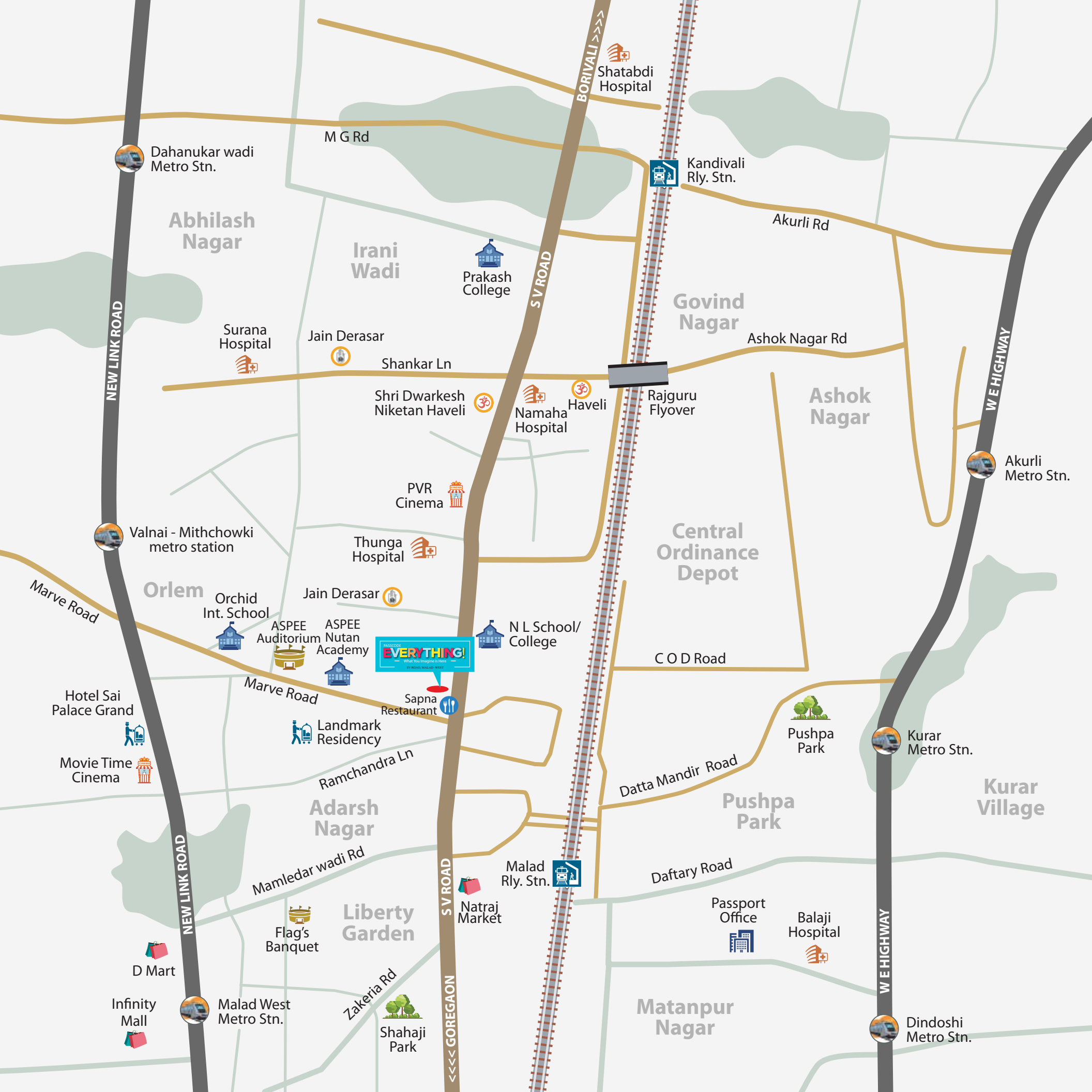
**TYPICAL FLOOR [11<sup>TH</sup>-13<sup>TH</sup> & 15<sup>TH</sup>-20<sup>TH</sup>]**

FLAT NO	RERA CARPET AREA [SQ FT]
1	923
2	683
3	436
4	421
5	673



**KEY PLAN**





## EVERYTHING IS CONVENIENCE

In a city like Mumbai, staying connected is the biggest luxury you'll ever have. But, we've already taken care of that with an address so prime, the entire world converges to offer you a comfortable and convenient life. Your home, your work, your weekend treats and your peace of mind - It's all connected and at your disposal.


	<b>CONNECTIVITY</b>		
	Malad Station	:	03 Mins.
	Valnai - Mithchowki metro station	:	06 Mins.
	Kandivali Station	:	08 Mins.
	Kurar Metro Station	:	10 Mins.
	<b>ROADS</b>		
	On S V Road	:	00 Mins.
	Western Exp. Highway	:	08 Mins.
	Link Road	:	08 mins.
	<b>EDUCATION</b>		
	N L School & College	:	00 Min.
	Aspee Nutan Academy	:	03 Mins.
	Balbharti College	:	05 Mins.
	SVIS School & College	:	08 Min.
	Saraf College	:	10 Min.
	<b>HOSPITALS</b>		
	Lifeline Hospital	:	02 Mins.
	Thunga Hospital	:	03 Mins.
	Namaha Hospital	:	04 Mins.
	<b>AIRPORTS</b>		
	Domestic Airport	:	35 Min
	International Airport	:	35 Min
	<b>COMMERCIAL</b>		
	Mindspace Hub	:	12 mins.
	<b>ENTERTAINMENT</b>		
	PVR Milap	:	03 Mins.
	D'Mart	:	10 Mins.
	Infinity Mall	:	12 mins.
	<b>RELIGIOUS</b>		
	Jain Temple	:	02 Mins
	Haveli	:	03 mins

\*Approx Timing and distance



# ABOUT VEENA DEVELOPERS

Founded in the year 1990, Veena Developers has become a name synonymous with honesty, integrity, transparency, and trust. In 31+ years of experience, Veena Developers has come a long way in delivering projects spread across approximately 47,50,000 lakhs sq.ft into residential, commercial and industrial developments. 5300+ happy customers and 32+ completed projects are a part of our success. Some of the notable projects that we have delivered in the past are based in Mumbai's best locations.

<b>Since 1990</b>						
<b>32+</b> Projects Delivered	<b>5300+</b> Happy Families	<b>4.75+</b> Million sq.ft Delivered	<b>08</b> Projects Under Construction	<b>3800+</b> To Be Happy Families	<b>03+</b> Million sq.ft Under Construction	

# ONGOING PROJECTS

**VEENA SMART HOMES**  
Kandivali (W)  
1 & 2 BHK Apartments



MahaRERA No: P51800029400 | P51800032966 | P51800031045  
TOTAL AREA: 6,85,000 Sq.Ft.

**9, BUSINESS BAY**  
Malad (W)  
Boutique offices



MahaRERA No: P51800032829  
TOTAL AREA: 3,50,000 Sq.Ft.

**VEENA SYNERGY**  
Andheri (E)  
1, 2 & 3 BHK Apartments



MahaRERA No: P51800049356  
TOTAL AREA: 1,55,000 Sq.Ft.

**VEENA SOLACE**  
Santacruz (W)  
2 & 3 BHK Apartments



MahaRERA No: P51800030138  
TOTAL AREA: 1,10,000 Sq.Ft.

**VEENA SENTERIO**  
Chembur  
1 BHK Apartments



MahaRERA No: P51800024452  
TOTAL AREA: 1,80,000

**VEENA SERENE**  
Chembur  
2 BHK Apartments



MahaRERA No: P51800027781  
TOTAL AREA: 1,05,000 Sq.Ft.

**VEENA SAMRAJYA**  
Palghar  
1 RK & 1 BHK Apartments



MahaRERA No: P99000021726  
TOTAL AREA: 7,66,000 Sq.Ft.

