



GODREJ SKYSHORE

SHAPED BY A 128-YEAR LEGACY, BACKED BY THE PROMISE OF TRUST

In 1897, the Godrej Group meticulously planted the seeds of excellence, envisioning a self-sufficient India and a sustainable future. Over the years, our portfolio has flourished, reaching into real estate, FMCG, appliances, and beyond.



90+	20,000	\$18 billion	\$7 billion	1.2 billion
Countries	Godrejites	Market Capital	Revenue	Delighted People



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SHAPING LEGENDARY ADDRESSES ACROSS INDIA

Godrej Properties has become India's most trusted developer* through decades of dedication to craftsmanship and detail. With a portfolio of 119+ projects across 15 cities, we've delivered over 239 million square feet of exceptional living spaces. Our journey of growth reflects not just numbers, but a legacy of excellence, culminating in an impressive booking value of over INR 29,444 crores in FY 25.

35
YEARS OF
EXPERIENCE

119+
PROJECTS

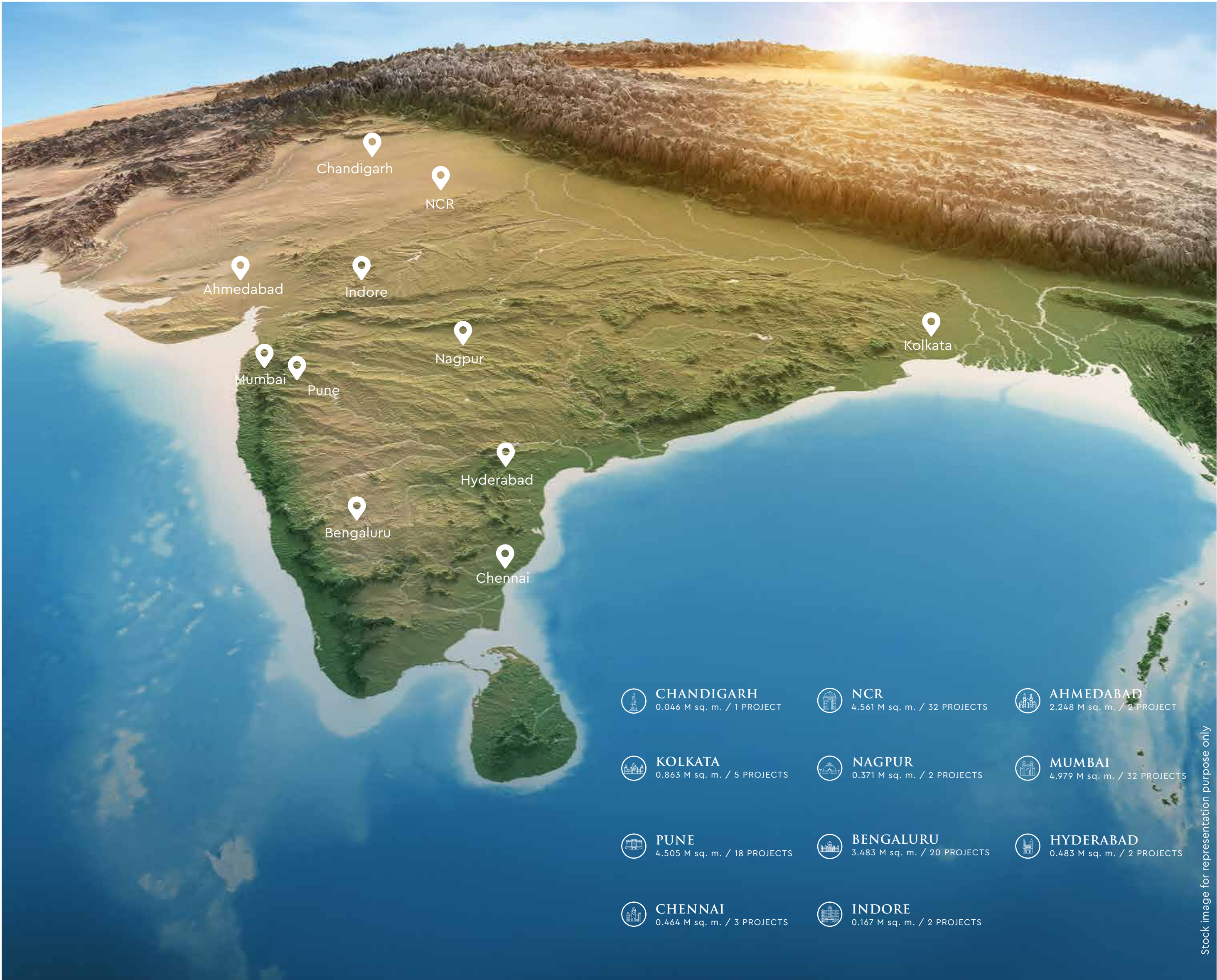
400+
AWARDS AND
RECOGNITIONS

15
CITIES

85,000+
FAMILIES



GPL, Annual Report FY25, <https://www.godrejproperties.com/investor/annual-reports>.
*As per booking value achieved in FY 2023-24 and FY 2024-25 for residential real estate



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SHAPED BY HANDS THAT KNOW THE CITY

In all that we do, we have shaped developments keeping in mind the essence that reflects the heart of the people who live in them. Across Mumbai, our legacy stands tall. This is simply the next chapter, shaped with the same care and intuition.



THE TREES
VIKHROLI



GODREJ AVENUE ELEVEN
MAHALAXMI



GODREJ RKS
CHEMBUR



GODREJ RESERVE
KANDIVALI EAST

VERSOVA, THE COASTLINE OF CULTURE AND CALM



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Actual image shot from site

A POCKET OF PEACE, IN THE PULSE OF MUMBAI


METRO


SCHOOLS & COLLEGES


HOSPITALS


BEACHES


HOTELS

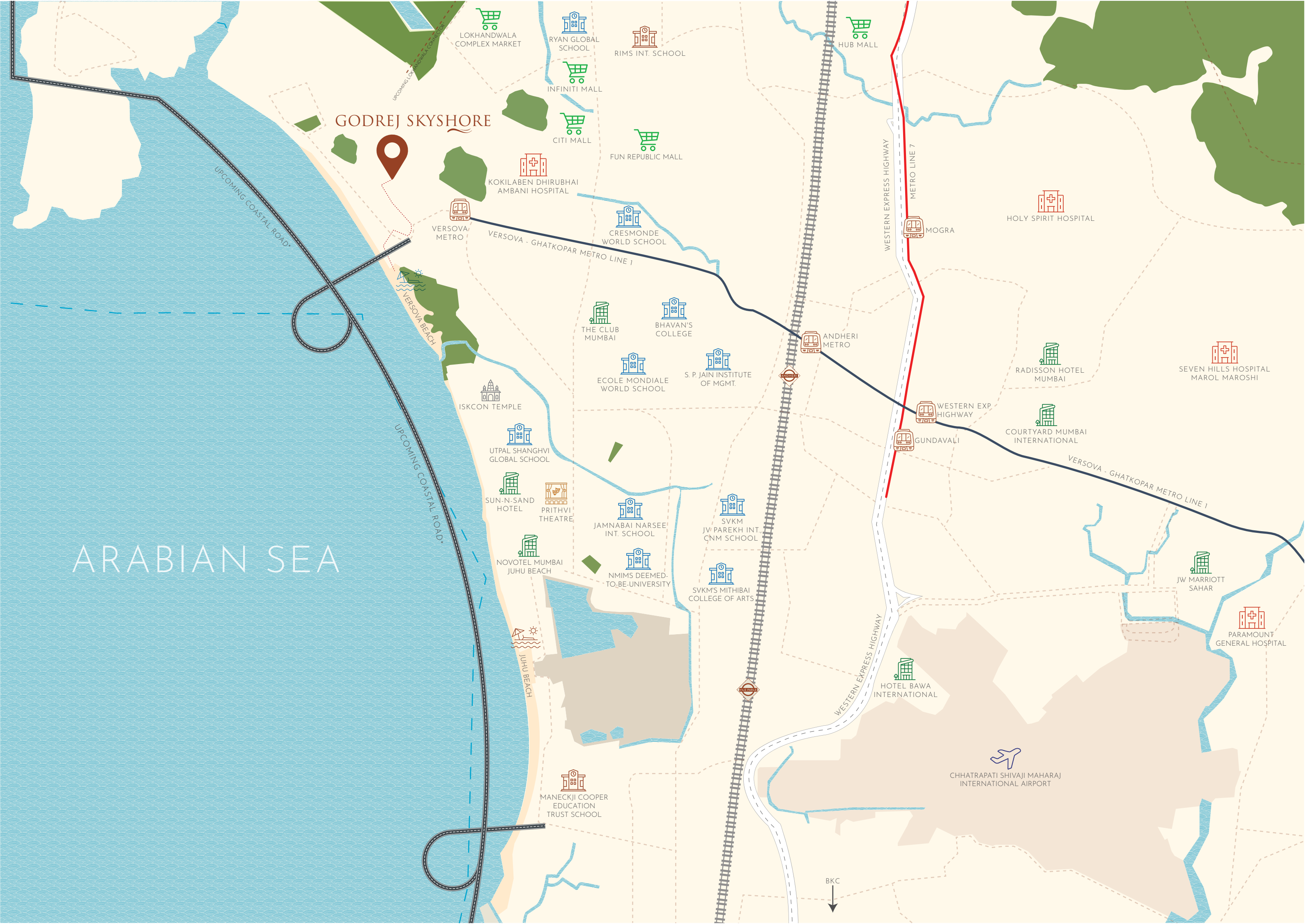

MALLS


AIRPORT


THEATRE


RAILWAY





^a<https://forestsclearance.nic.in/timeline.aspx?pid=FP/MH/ROAD/35546/2018>
^h<https://forestsclearance.nic.in/viewreport.aspx?pid=FP/MH/ROAD/35546/2018>
^{*}<https://msrdc.in/Site/Common/ProjectListDetails.aspx?ID=56&MainId=18>

Source: Google Maps. Map not to scale.
*The infrastructure facilities mentioned are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the same. The sources mentioned for the above upcoming infrastructure were obtained on 10th January, 2025 from the relevant official government sources. *This refers to minute drive time. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 1st July 2025 at 6 am

BUILT AROUND DAILY NEEDS, DESIGNED TO GIVE BACK TIME



EDUCATION

Ecole Mondiale World School	– 8 mins*, 2.5 km
Utpal Shanghvi Global School	– 9 mins*, 3.8 km
S. P. Jain Institute of Management & Research	– 9 mins*, 3.9 km
RIMS International School	– 10 mins*, 4.6 km
Jamnabai Narsee International School	– 10 mins*, 4.6 km
NMIMS	– 12 mins*, 5.3 km
SVKM's Mithibai College	– 14 mins*, 5.2 km
Maneckji Cooper Education Trust School	– 14 mins*, 6.8 km



CONNECTIVITY

Upcoming Lokhandwala Connector [#]	– 2 mins*, 400 m
Upcoming Coastal Road [^]	– 4 mins*, 850 m
Versova Metro Station	– 4 mins*, 1.4 km
Juhu- Versova Link road	– 5 mins*, 1.7 km
Juhu Circle	– 9 mins*, 2.7 km
Chhatrapati Shivaji Maharaj Int. Airport	– 16 mins*, 9.9 km
Western Express Highway	– 18 mins*, 10.9 km
BKC	– 26 mins*, 14.8 km



HOTELS

Novotel Mumbai Juhu Beach	– 12 mins*, 4.9 km
Ramada Hotel	– 12 mins*, 5.8 km
Courtyard Mumbai International	– 16 mins*, 7.3 km
Radisson Hotel Mumbai	– 16 mins*, 7.5 km
Hotel Bawa International	– 18 mins*, 8.5 km
JW Marriott Sahar	– 20 mins*, 9.7 km



HOSPITALS

Kokilaben Hospital	– 5 mins*, 2.1 km
Holy Spirit Hospital	– 16 mins*, 7.2 km
Paramount General Hospital & ICCU	– 20 mins*, 9.6 km
Seven Hills Hospital, Marol Maroshi	– 22 mins*, 9.4 km



RECREATION

Infiniti Mall	– 7 mins*, 3.1 km
Fun Republic Mall	– 7 mins*, 2.9 km
Lokhandwala Market	– 7 mins*, 3.2 km
Citi Mall	– 7 mins*, 2.9 km
The Club Mumbai	– 7 mins*, 2.7 km
PVR Juhu	– 8 mins*, 3.1 km
Prithvi Theatre & Cafe	– 12 mins*, 4.6 km



CAFÉS

The Tanjore Tiffin Room	– 3 mins*, 850 m
WTF! Versova	– 3 mins*, 850 m
Versova Social	– 4 mins*, 1.2 km
Leaping Windows	– 4 mins*, 1.1 km
Urban Tadka	– 4 mins*, 1.2 km
Jamjar Diner Restaurant	– 4 mins*, 1.2 km



BEACH

Versova Beach	– 4 mins*, 1.6 km
Silver Beach	– 12 mins*, 3.9 km
Juhu Beach	– 12 mins*, 6.3 km

[#]<https://forestsclearance.nic.in/timeline.aspx?pid=FP/MH/ROAD/35546/2018>
[#]<https://forestsclearance.nic.in/viewreport.aspx?pid=FP/MH/ROAD/35546/2018>
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YOUR ADDRESS JUST FEW MINUTES* FROM THE UPCOMING BANDRA-VERSOVA COASTAL ROAD^

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WHERE THE OCEAN WHISPERS AND CULTURE SPEAKS

Versova is more than a seaside enclave, it's a refined retreat where the rhythm of the waves meets the pulse of contemporary living. Here, rich heritage blends effortlessly with artistic flair and modern innovation. A coveted locale where renowned artists, and influential figures reside. From curated culinary experiences to the calming presence of the sea, this is a neighbourhood that redefines what it means to live well.



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A MASTERPIECE SHAPED BY THE EARTH AND SEA

A home that's shaped by the feeling of living in it. It is where the quiet forces of Earth and Sea come together softly, yet with certainty, here, life never shouts for attention, because those who belong here never need to.

Surrounded by open skies, pristine waters and a rhythm that only icons truly understand. Every line, curve, and open expanse here reflects a life where every detail is deliberate.

It is where design honours nature, luxury honours your lifestyle and your life is shaped with intention.



INTRODUCING
GODREJ SKYSHORE
VERSOVA, ANDHERI (W)

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Shaped by Earth and Sea



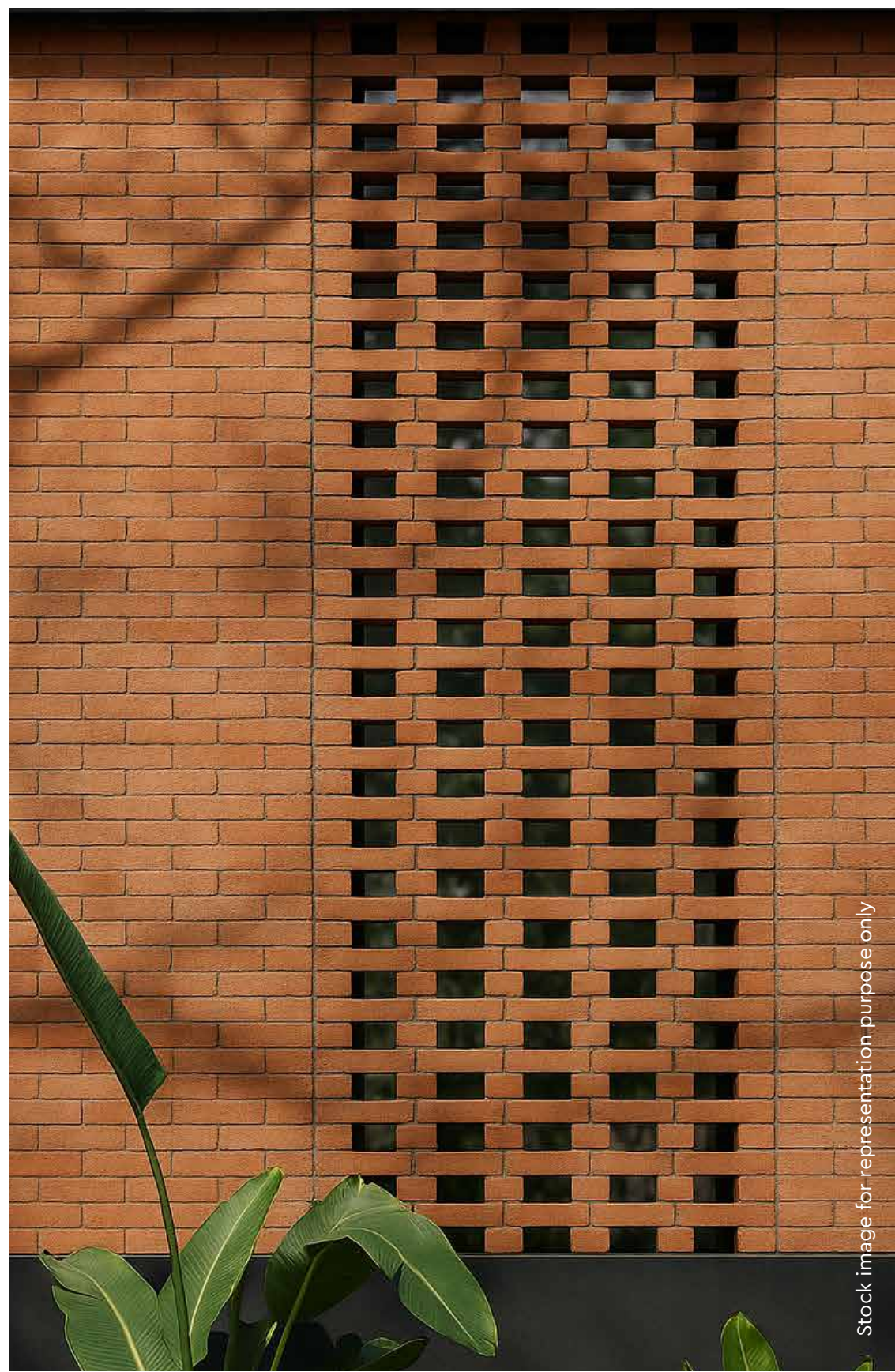
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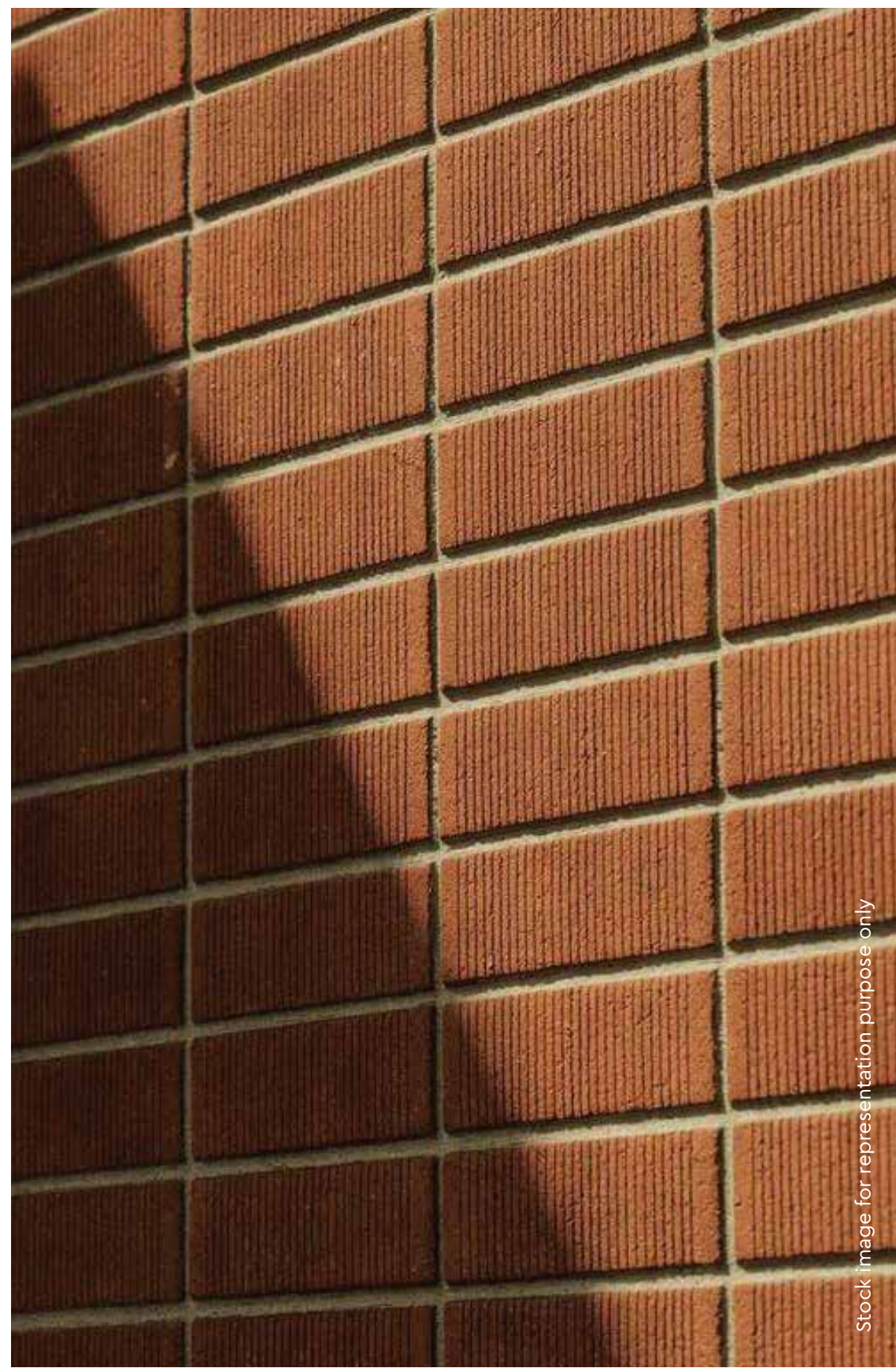
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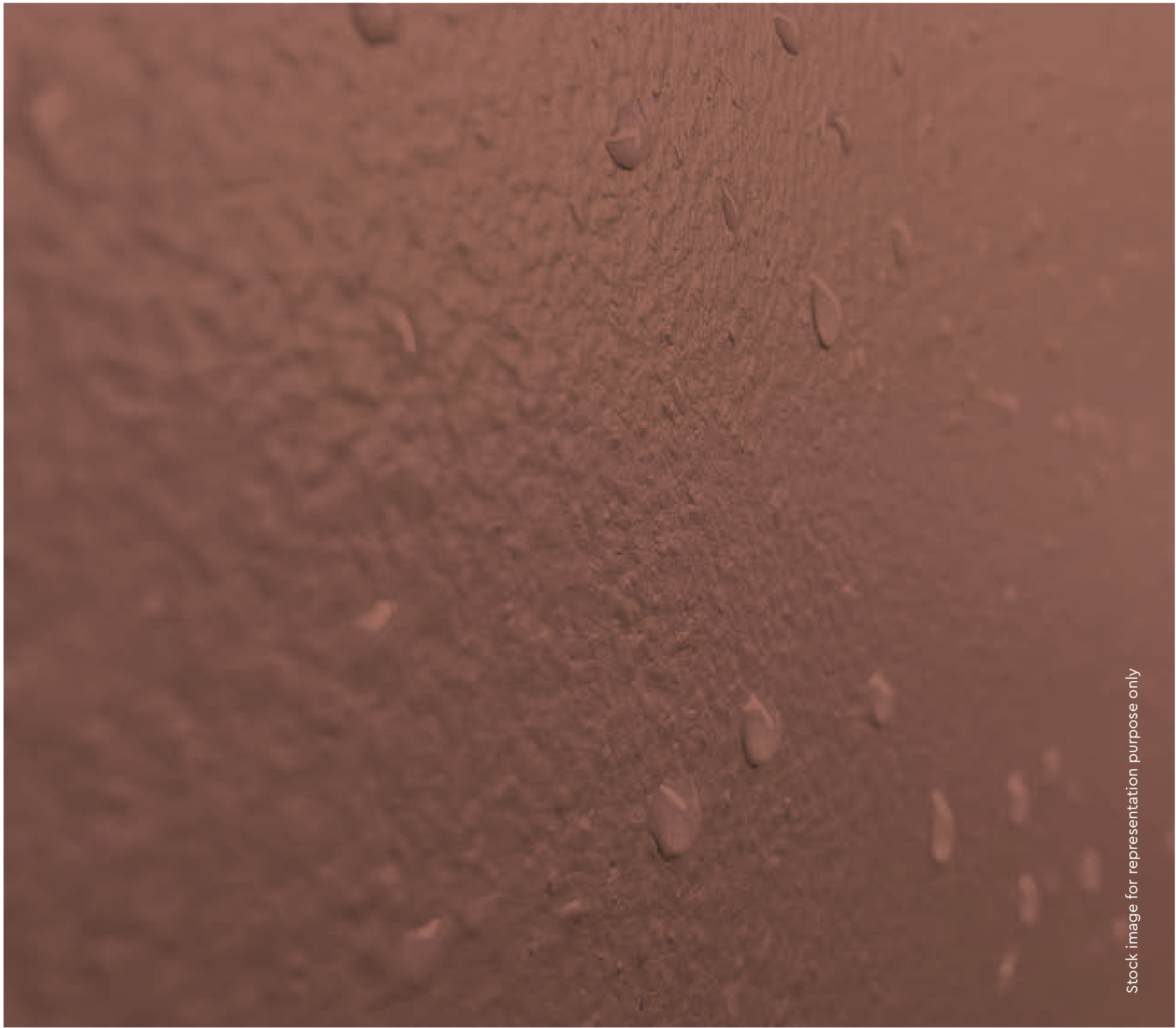


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ARTFUL DETAILING

Connected to the Earth and Nature | Brick and Green Themed Façade | Well-lit and Ventilated Spaces*

*For selected units only



TIMELESSNESS, HELD THROUGH EVERY SEASON.

Textures chosen to endure and materials that resist sun, dust, and rain quietly hold their form year after year. Here, time moves on but the structure stands still shaped to perfection.



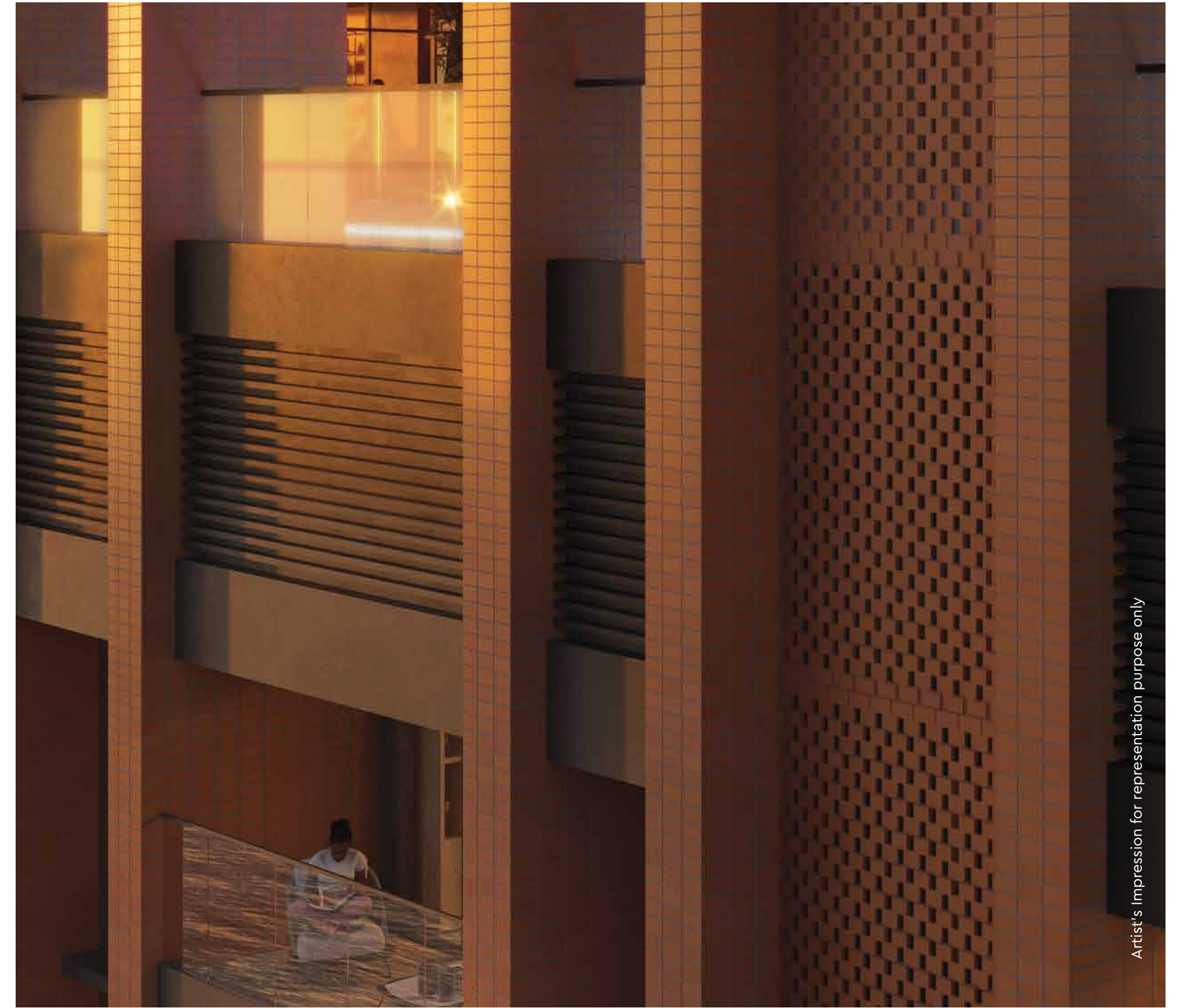
LINES SOFTENED BY THE WIND.

Every edge is shaped with intention, and carved with care. Here, curves flow with the grace of the shore kissed by water that looks gentle to the eye and feels calming to the soul.



BORN OF SOIL, SOFTENED BY GREEN.

Here, the earth speaks in deep browns and verdant greens that grow freely around it. Life weaves through every nook naturally, always growing, bringing life, vibrance, as it grounds your days.



LINES THAT ECHO THE SKY.

Behold your home rising like a tree reaching for light, tall and steady. Its vertical fins rise in rhythm, drawing the eye upward. Their slender symmetry brings a sense of calm that's shaped in majestic elegance.

MASTER LAYOUT PLAN (MLP)



Illustration for representation purpose only. Map not to scale. The master layout is only for the purpose of illustration/indicating a possible layout and do not form a part of the standard specifications / amenities / services to be provided in the flat. Recipients are advised to apprise themselves of the necessary and relevant information of the project / offer prior to making any purchase decisions. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website.

LIFESTYLE HAS ITS OWN LEVELS

Shaping this space meant more than building upward, it meant layering life with intention. Behold three levels as they flow into one another, from grounded greens to active spaces, all the way up to quiet heights cradled by the sky and light.

THE HIGH-STREET RETAIL
THE EARTHSCAPE
THE CELESTE



BE PART OF A THRIVING RETAIL DESTINATION

Premium retail spaces at the heart of a vibrant coastal community, designed for high visibility and seamless access.

Set against the charm of Versova, these thoughtfully planned spaces invite footfalls, foster engagement, and create opportunities to grow in a locale known for its cultural flair and urban sophistication.



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SPACE THAT'S SHAPED INTO A QUIET KIND OF WONDERFUL

The ground here holds more than structure, it holds stillness. We shaped soft paths through shade and silence, with green edges that exude moments draped in calm. This is a place where nothing shouts for attention, yet everything feels right. Here, the day slows. And something gentle begins.

THE EARTHSCAPE

- PADEL COURT
- HERB GARDEN
- MEDITATION COURT
- PARTY LAWN
- REFLEXOLOGY ZONE
- KIDS' PLAY AREA



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E-DECK AMENITY FLOOR PLAN



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WHERE THE SKY OPENS AND EVERYTHING ELSE FOLLOWS

Up here, life is shaped by all things open. Welcome the light as it pours in, and embrace the feeling of peace as your thoughts stretch out. This isn't a terrace. It's a pause at the top. Framed by views, touched by air where every corner is designed to feel unhurried.

THE CELESTE

- SKY LOUNGE
- SWIMMING POOL WITH DECK
- KIDS' POOL
- PARTY LAWN
- HAMMOCK BAY



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TERRACE AMENITY FLOOR PLAN



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DESIGNED FOR THE FEW, DEFINED BY DETAIL

Thoughtfully designed homes meet the rhythm of the sea and the soul of the city.

Each residence is an expression of refined living, with spacious layouts, premium finishes, and a sense of calm woven into every detail.

These homes are crafted for those who seek more than just a space — they seek a statement.

Come home to where design meets intention, and luxury lives effortlessly.



VIEWS SHAPED IN DELICATE BALANCE AND PERSPECTIVE

Behold a gaze that feels grounded and gorgeous, all at once. Placed right in between the sea on one side, that punctuates a constant, calming presence and the city skyline on the other, that serves as a reminder of how far you've come.

Look up above it all, to find a sky that's been yours for as long as life, shaped by the views that reflect your future...expansive, elevated and ever-evolving.



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VIEWS OF THE SEA



Actual Shot from site

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VIEWS OF THE CITY



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Actual Shot from site

LIVE YOUR LIFE'S TRUE POTENTIAL WHERE EVERY CORNER IS SHAPED AROUND YOUR TASTE

Discover a place shaped for you, meant for the ones who move with quiet certainty, the ones whose presence doesn't need proving. This is a home for lives guided by intent, here every choice is measured, and every moment held with quiet grace.

Shaped by the strength from the earth and stillness from the sea, your home opens the chapter to your legacy. Come, move in rhythm with your home.

Welcome to Godrej Skyshore.
Shaped by Earth and Sea. Perfected for You.

