

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala



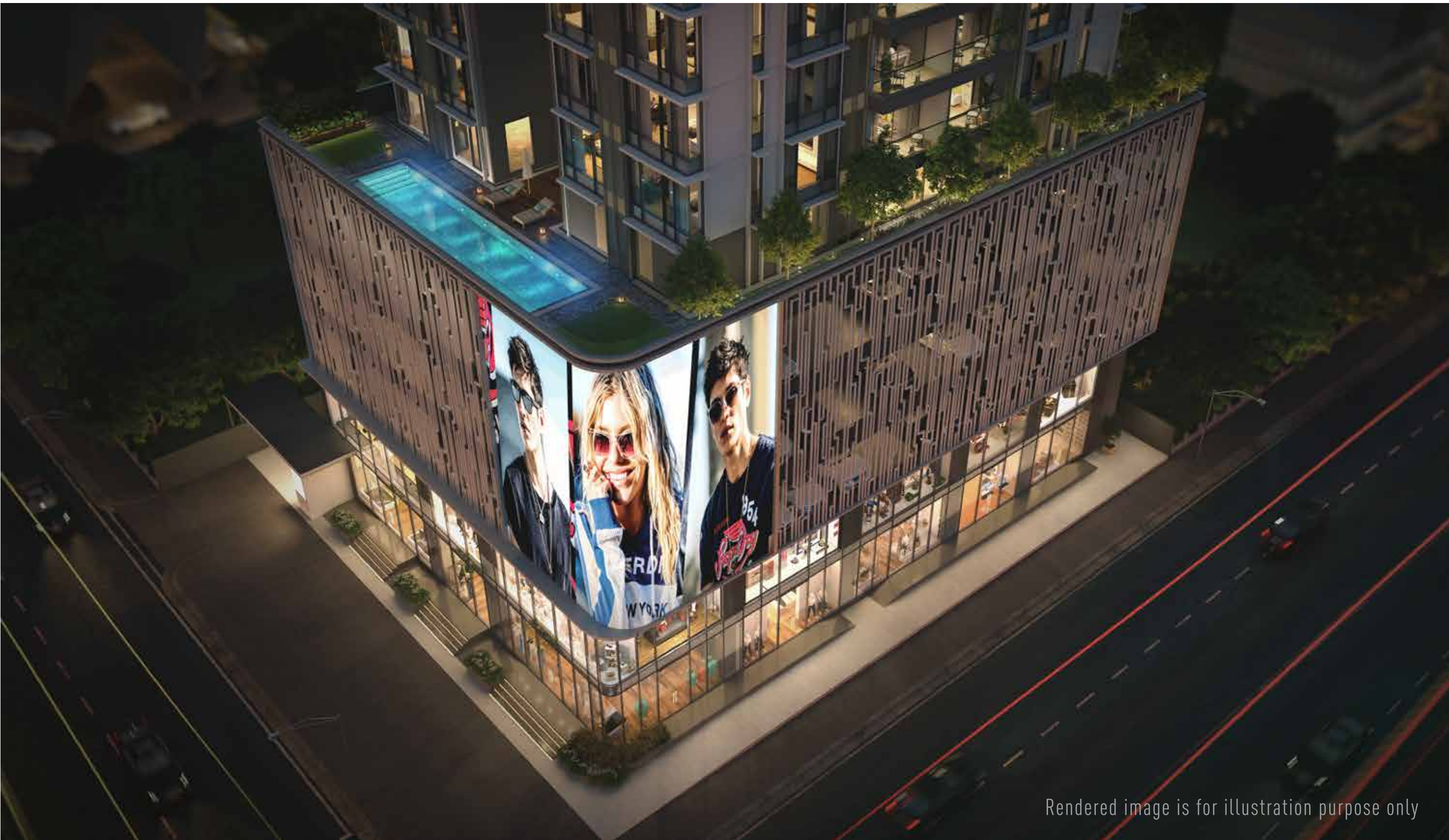
Image Shot at actual location. Elevation is a representative render.

Y O U R O W N
P R I V A T E C O R N E R
I N T H E C I T Y

In the heart of Andheri West near Lokhandwala, Esquina offers more than luxury—it offers seclusion, space, and sophistication. It's a retreat from the ordinary, made for those who value calm and distinction.

Not just a home.
A world of your own.

A C O R N E R
E X C L U S I V E L Y Y O U R S



These limited residences are built for how you truly want to live—slow mornings on your private deck, quiet evenings with city views, and comfort at every turn. At Esquina, exclusivity isn't an add-on—it's at the heart of everything. With only a select few homes, every space feels personal, every moment feels yours.

Because peace isn't a perk—it's a promise.

Esquina

P R I V A T E R E S I D E N C E S

A C O R N E R A B O V E



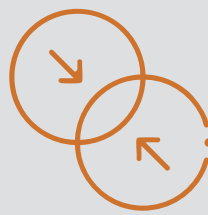
19-Storey Tower



55 Exclusive Residences



Layouts from 1115 - 1305 sq.ft.



Flexible Jodi Options



This isn't just rare.
It's reserved.



Image Shot at actual location. Elevation is a representative rendering.

A R E S E R V E D
C O R N E R I N T H E
C I T Y ' S H E A R T

Esquina places you at the centre—quietly. Just minutes from schools, theatres, hospitals, metro stations, and the airport—everything you need is around the corner. Stay close to everything, while coming home to peace.

Well-connected,
yet wonderfully your own.

Esquina

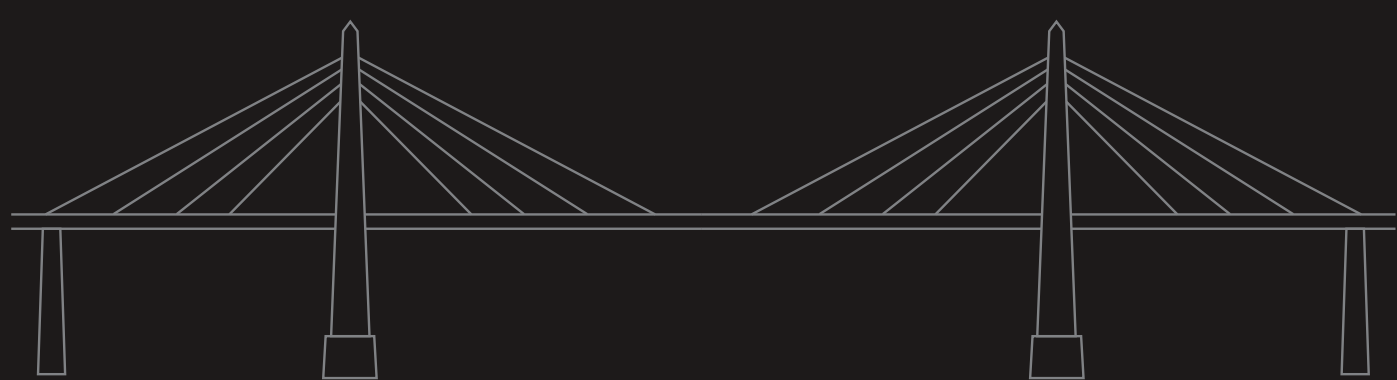
P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

T H E F U T U R E

C O N N E C T S H E R E

COASTAL
ROAD



**Andheri (W) Connector
to Coastal Road: 5 mins**



METRO
LINES



BKC: 25 mins

Mankhurd: 50 mins



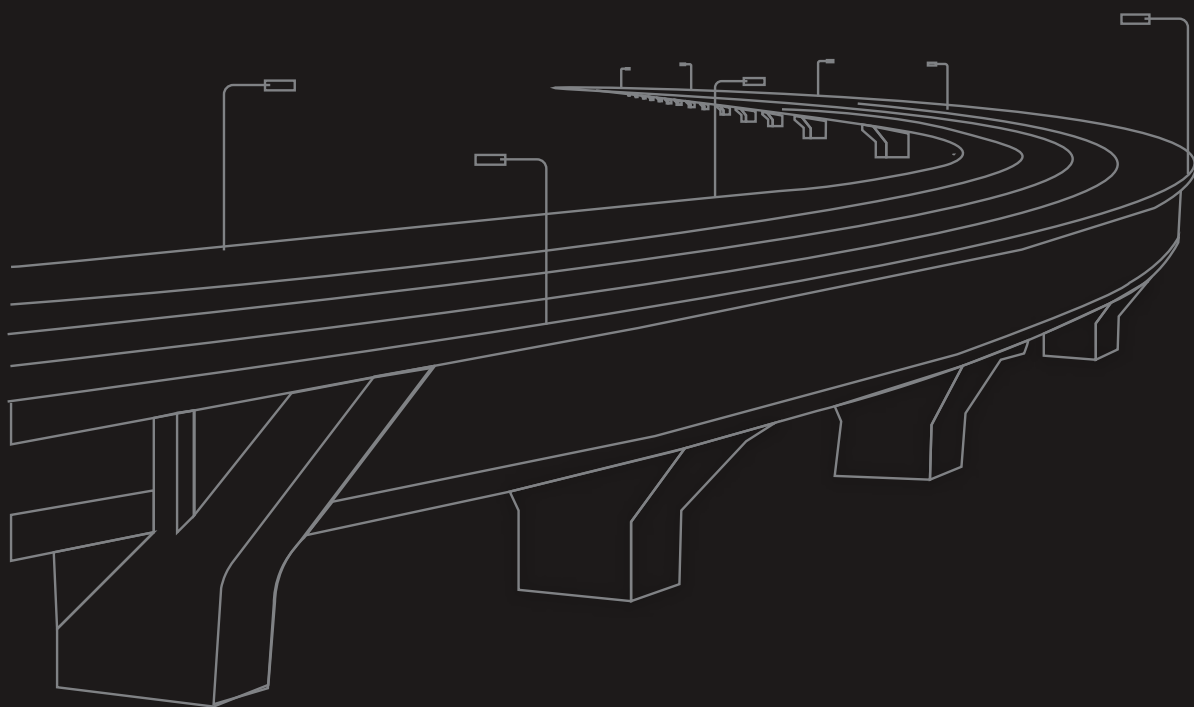
IIT Powai: 24 mins

Kanjurmarg: 30 mins



Mumbai Airport: 30 mins

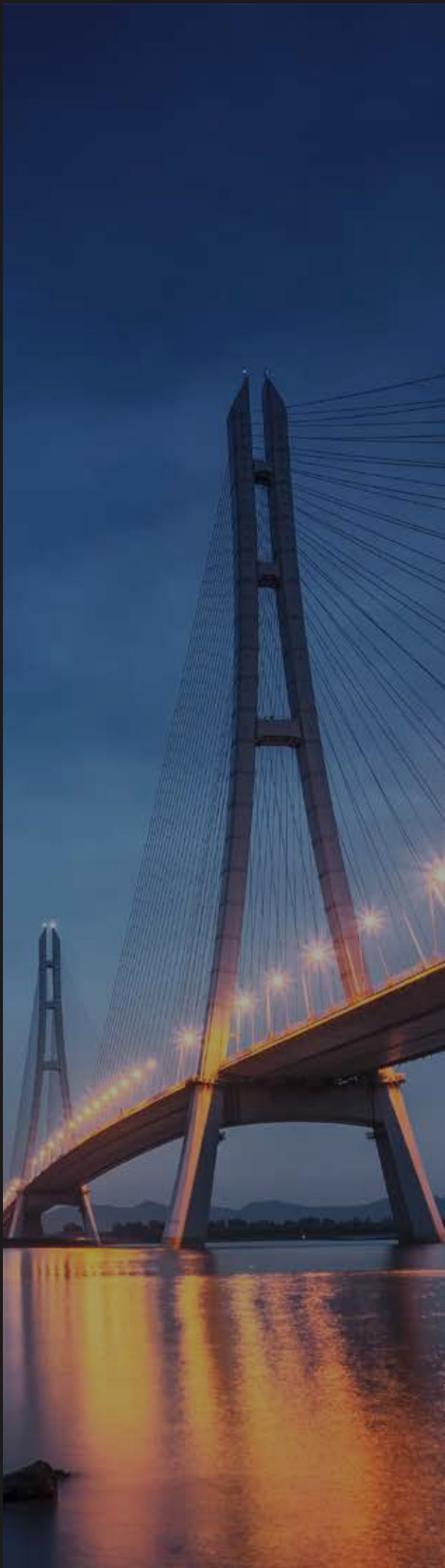
FLYOVER



JVLR - 1 min

WEH - 8 mins

Powai - 25 mins



[^]These are upcoming connectivity developments around the project. Please note, all timings mentioned are indicative and approximate, subject to change.

Key Nearby Locations



NEAREST STATIONS

Lower Oshiwara Metro Station – (250 m) – 2 min

DN Nagar Metro Station – (1.8 km) – 09 min

Andheri Station – (4.2 km) – 20 min

Metro Line 6 - Swami Samarth Nagar to Vikhroli (Upcoming)



HEALTHCARE FACILITIES

Kokilaben Dhirubhai Ambani Hospital – (2 km) – 10 min

Nanavati Super Speciality Hospital – (6 km) – 25 min



NEAREST AIRPORTS

Chhatrapati Shivaji International Airport – (8.3 km) – 20 min

Domestic Airport – (9.3 km) – 22 min



SCHOOLS & COLLEGES

Mahatma Gandhi Vidyalaya – (850 m) – 5 min

RIMS International School – (1.4 km) – 5 min

Billabong High School – (2 km) – 7 min

Sardar Patel College of Engineering – (2.9 km) – 10 min

Bhavans College – (3 km) – 14 min

Obero International School – (4 km) – 15 min

Key Nearby Locations



LEISURE

Infiiti Mall – (170 m) – 2 min

Citi Mall – (500 m) – 3 min

Celebration Sports Club – (1.3 km) – 6 min

Karamveer Sports Complex – (1.7 km) – 6 min

Andheri Sports Complex – (2.4 km) – 7 min

The Club – (2.6 km) – 10 min



PLACES TO WORSHIP

Mhadeshwar Mandir – (1.8 km) – 6 min

Christ the King Church – (1.8 km) – 8 min

Gurudwara – (1.9 km) – 9 min

Suni Madina Masjid & Masjid E Farhan – (4.7 km) – 15 min

ISKCON Temple – (4.2 km) – 20 min



PROMINENT LOCATIONS

Link Road – (100 m) – 1 min

Lokhandwala Circle – (850 m) – 3 min

SV Road – (1.6 km) – 8 min

Four Bungalows – (2.7 km) – 10 min

Western Express Highway – (3 km) – 12 min

Versova- Madh Flyover (Upcoming)

Coastal Road (Upcoming)

A
C O R N E R
T H A T
C H E C K S
A L L T H E
B O X E S



Rendered image is for illustration purpose only



All images are for representation purpose only

Low-Density Project for Peaceful, Private Living



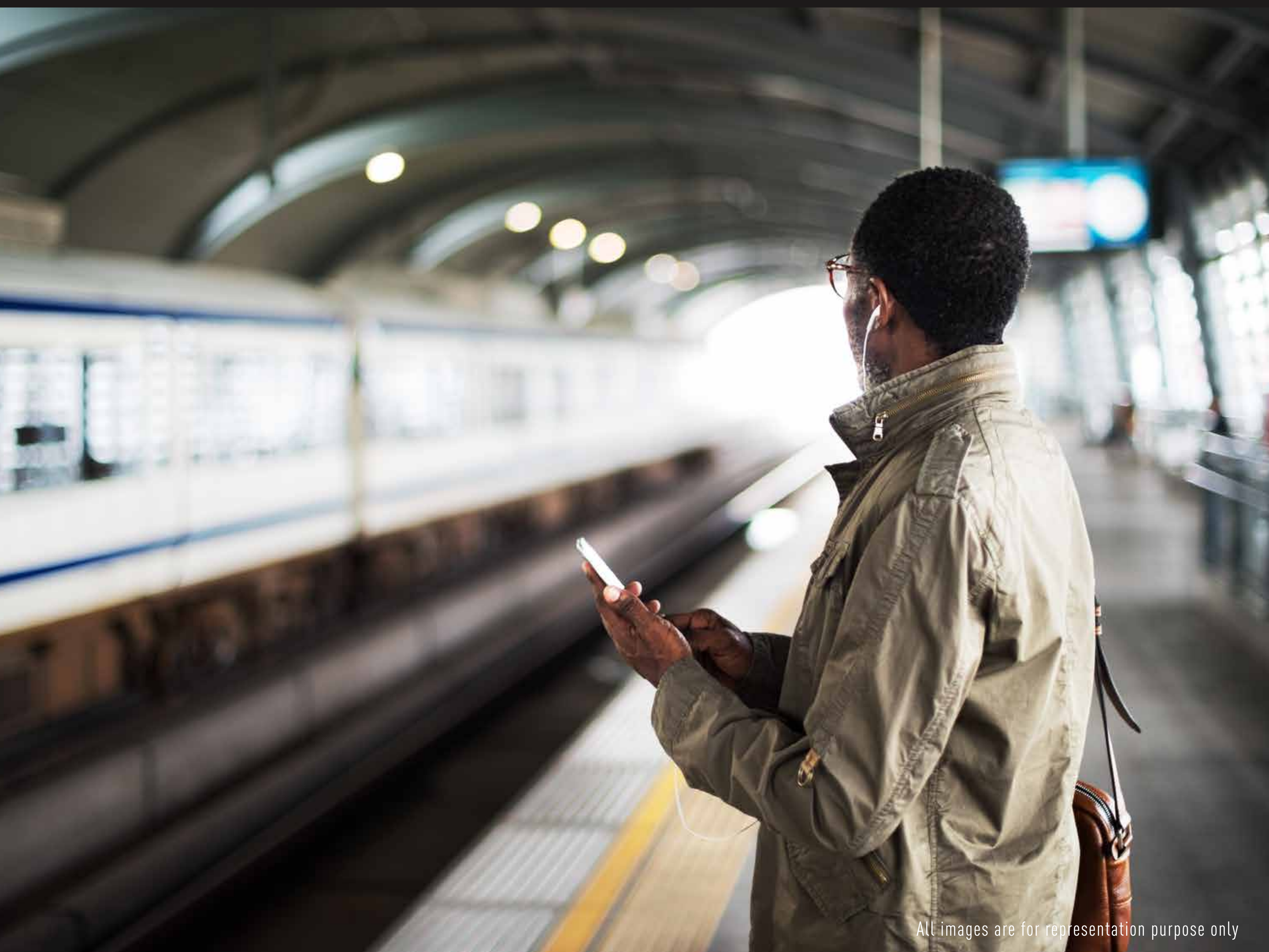
All images are for representation purpose only

All Units with Expansive 5-ft Decks



All images are for representation purpose only

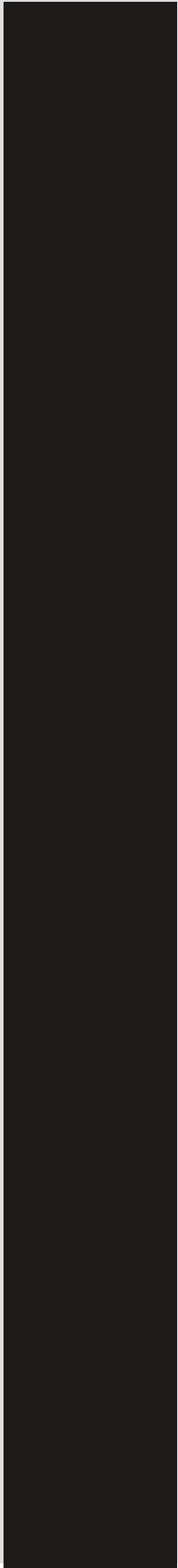
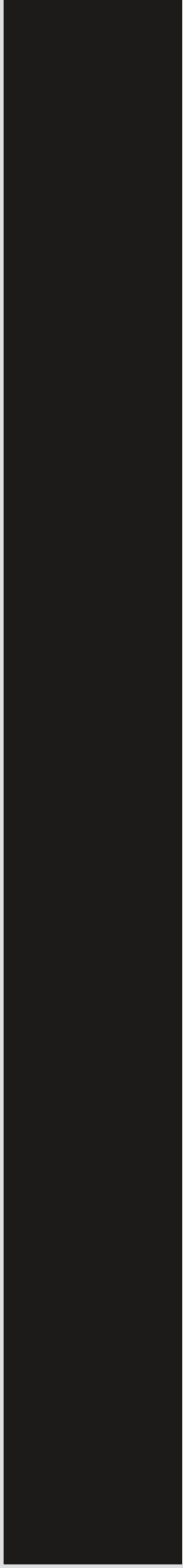
Human-Centric Architecture with Optimal Ventilation and ample Sunlight



All images are for representation purpose only

At the Corner of Convenience and Connectivity

A M E N I T I E S





Refreshing Swimming Pool

Located on the podium top, perfect for a cool dip with skyline views.





Open - Air Gymnasium

Ideal for fitness lovers who enjoy working out with fresh air and focus.





Soothing Spa

A calm space to relax your senses and recharge your energy.





Rejuvenating Sauna

Detox and unwind in a warm, comforting setting.





Lively Zumba Area

Move, groove, and energize your day with Zumba sessions in a vibrant space.

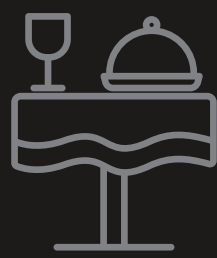




Vibrant Indoor Play Area

A cheerful, safe space where kids can laugh, learn, and play.

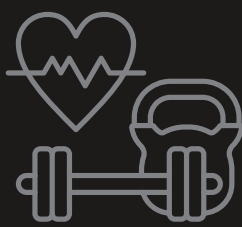




Grand Entrance Lobby

A grand welcome that's quietly yours — an elegant lobby designed to offer a warm, reserved arrival every time.





Well-Equipped Clubhouse Fitness Centre

Start your day strong with modern equipment and a lively workout vibe.





Green Jogging Track

Run or walk along a peaceful track surrounded by nature.





Serene Yoga Deck

Stretch and meditate in a quiet space high above the city.





Lush Terrace Garden

Sit back, breathe deep, and enjoy the greenery all around.



F L O O R

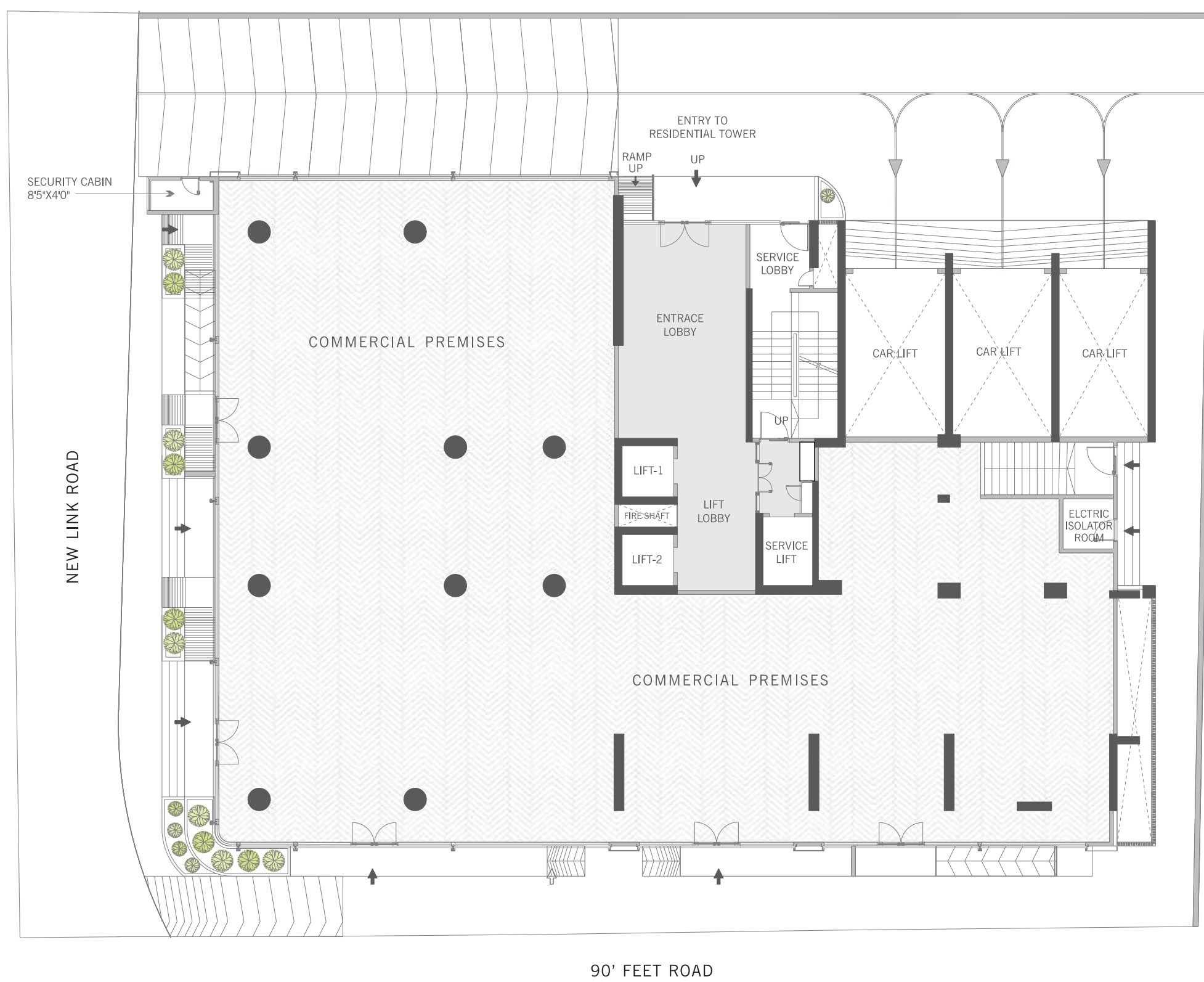
P L A N S

Esquina
P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Ground Floor Plan

GROUND FLOOR



DISCLAIMER

Ground floor plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans, designs, images, views, facilities, locations and sizes of windows, grills etc, and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces and portions beneath walls is not accounted for in the same. The furniture, fixtures and equipments depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet



MahaRERA No. P51800077147
<https://maharera.mahaonline.gov.in>

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala


Amenities Floor Plan

AMENITIES FLOOR



DISCLAIMER

Amenities floor plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans, designs, images, views, facilities, locations and sizes of windows, grills etc, and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces and portions beneath walls is not accounted for in the same. The furniture, fixtures and equipments depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet

 MaharERA No. P51800077147
<https://maharera.mahaonline.gov.in>

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Terrace Floor Plan

TERRACE FLOOR



DISCLAIMER

Terrace floor plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans, designs, images, views, facilities, locations and sizes of windows, grills etc, and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces and portions beneath walls is not accounted for in the same. The furniture, fixtures and equipments depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet



MahaRERA No. P51800077147
<https://maharera.mahaonline.gov.in>

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Typical Floor Plan



TYPICAL FLOOR PLAN

Carpet Area + Deck/Balcony Area (Approximate)

Units	Sq.Mtr.	Sq.Ft
APt 1	103.59	1115
APt 2	121.24	1305
APt 3	121.24	1305
APt 4	119.38	1285



DISCLAIMER
Typical floor plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans, designs, images, views, facilities, locations and sizes of windows, grills etc., and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces and portions beneath walls is not accounted for in the same. The furniture, fixtures and equipments depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet



MahaRERA No. P51800077147
<https://maharera.mahaonline.gov.in>

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

U N I T

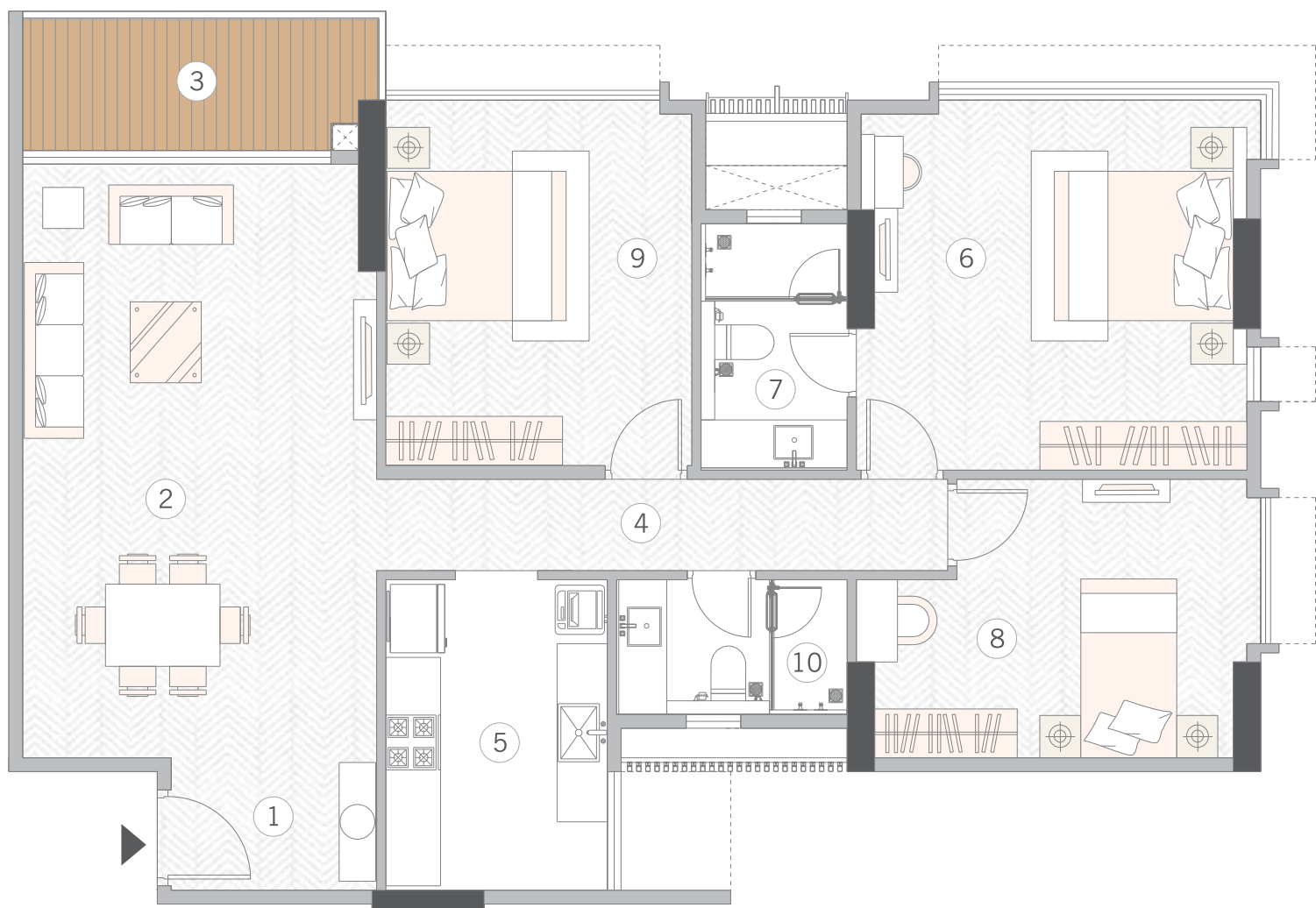
P L A N

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

E l e g a n c e

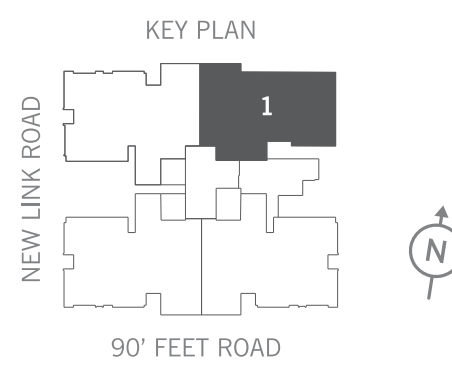


2.5 BHK

No.	Room Name	Dimension (Mtr.)	Dimension (Ft.& inch)
①	Foyer	2.25x 1.45	7'- 5" X 4'- 9"
②	Living & Dining Room	3.87 x 6.50	12'- 9" X 21'- 4"
③	Deck Area	3.97 x 1.52	13'- 1" X 5'- 0"
④	Passage	6.25 x 1.00	20'- 7" X 3'- 3"
⑤	Kitchen	2.42 x 3.40	8'- 0" X11'- 2"
⑥	Master Bedroom-1	4.27 x 3.90	14'- 1" X 12'- 10"
⑦	Master Bathroom-1	1.60 x 2.70	5'- 3" X 8'- 11"
⑧	Study	4.27 x 3.05	14'- 1" X 10'- 0"
⑨	Bedroom-2	3.35 x 4.00	11'- 0" X 13'- 2"
⑩	Bathroom	2.52 x 1.47	8'- 4" X 4'- 10"


Aggregate Carpet Area (Approximate)

	Sq.Mtr.	Sq.Ft
RERA AREA	97.55	1050
DECK AREA	6.04	65
TOTAL AREA	103.59	1115



DISCLAIMER

Unit plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans , designs, images, views, facilities, locations and sizes of windows, grills etc., and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces and portions beneath walls is not accounted for in the same. The furniture, fixtures and equipments depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet

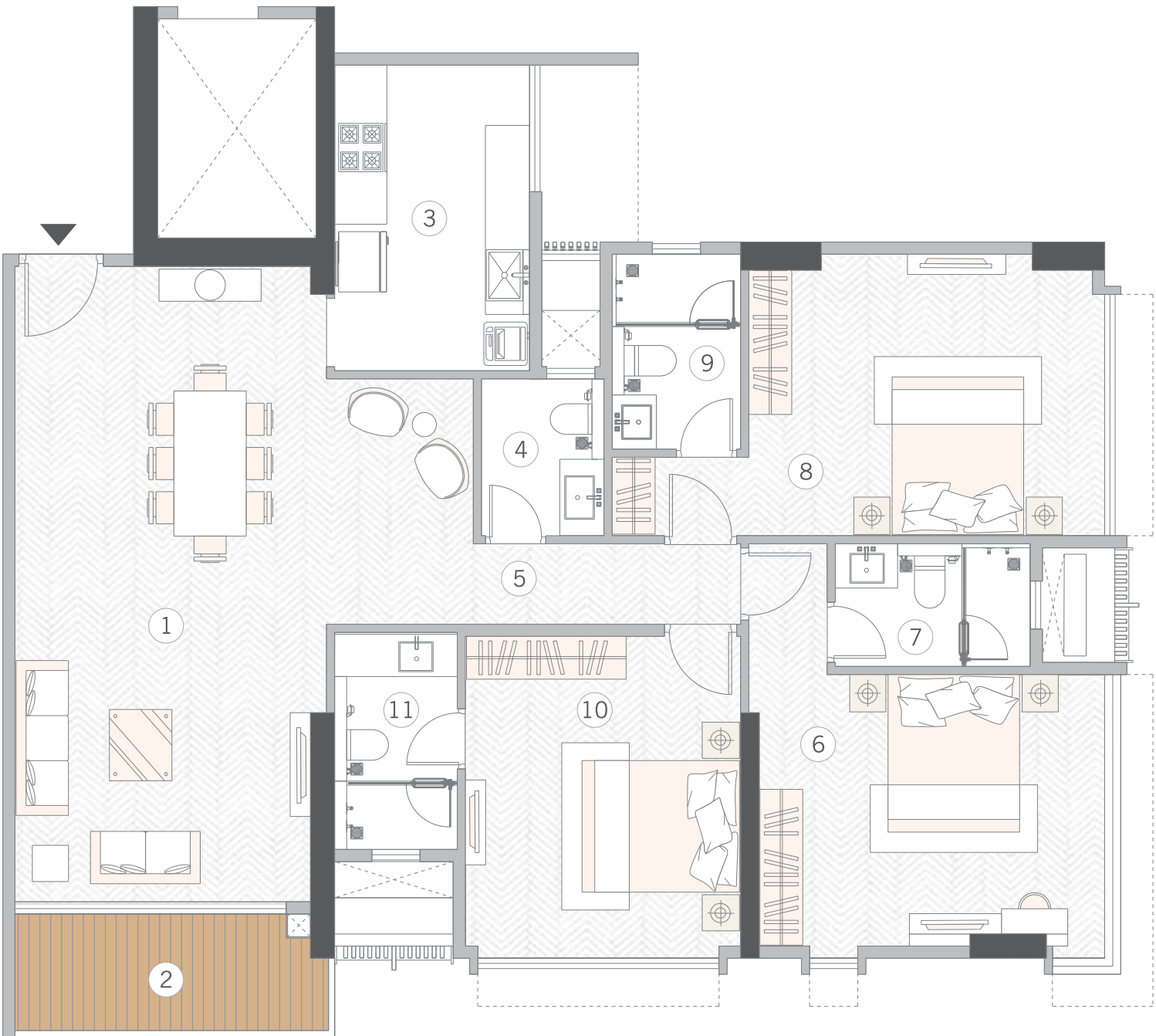
 MahaRERA No. P51800077147
<https://maharera.mahaonline.gov.in>

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Grandeur 1

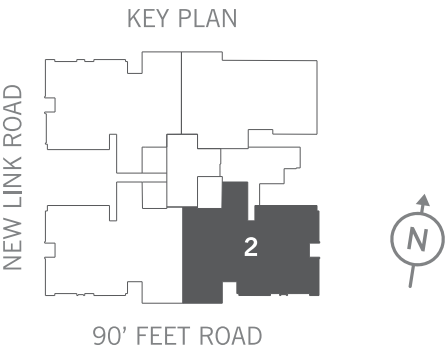


3 BHK

No.	Room Name	Dimension (Mtr.)	Dimension (Ft.& inch)
①	Living Room	3.87 x 7.90	12'- 9" X 26'- 0"
	Dining Room	1.82 x 3.05	6'- 0" X 10'- 0"
②	Deck Area	3.97 x 1.52	13'- 1" X 5'- 0"
③	Kitchen	2.42 x 3.80	8'- 0" X12'- 6"
④	Powder Room	1.52 x 1.95	5'- 0" X 6'- 5"
⑤	Passage	3.32 x 1.00	10'- 11" X 3'- 3"
⑥	Master Bedroom-1	4.42 x 3.37	14'- 7" X 11'- 1"
⑦	Master Bathroom-1	2.42 x 1.52	8'- 0" X 5'- 0"
⑧	Bedroom-2	4.42 x 3.50	14'- 7" X 11'- 6"
⑨	Bathroom-2	1.60 x 2.42	7'- 6" X 4'- 6"
⑩	Bedroom-3	3.42 x 4.00	11'- 3" X 13'- 2"
⑪	Bathroom-3	1.52 x 2.70	5'- 0" X 8'- 11"

Aggregate Carpet Area (Approximate)

	Sq.Mtr.	Sq.Ft
RERA AREA	115.20	1240
DECK AREA	6.04	65
TOTAL AREA	121.24	1305



DISCLAIMER

Unit plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans, designs, images, views, facilities, locations and sizes of windows, grills etc, and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces, and portions beneath walls is not accounted for in the same. The furniture, fixtures, and equipment depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet Existing Members Layout for illustrative purposes only. Unit not offered for sale by Promoter.



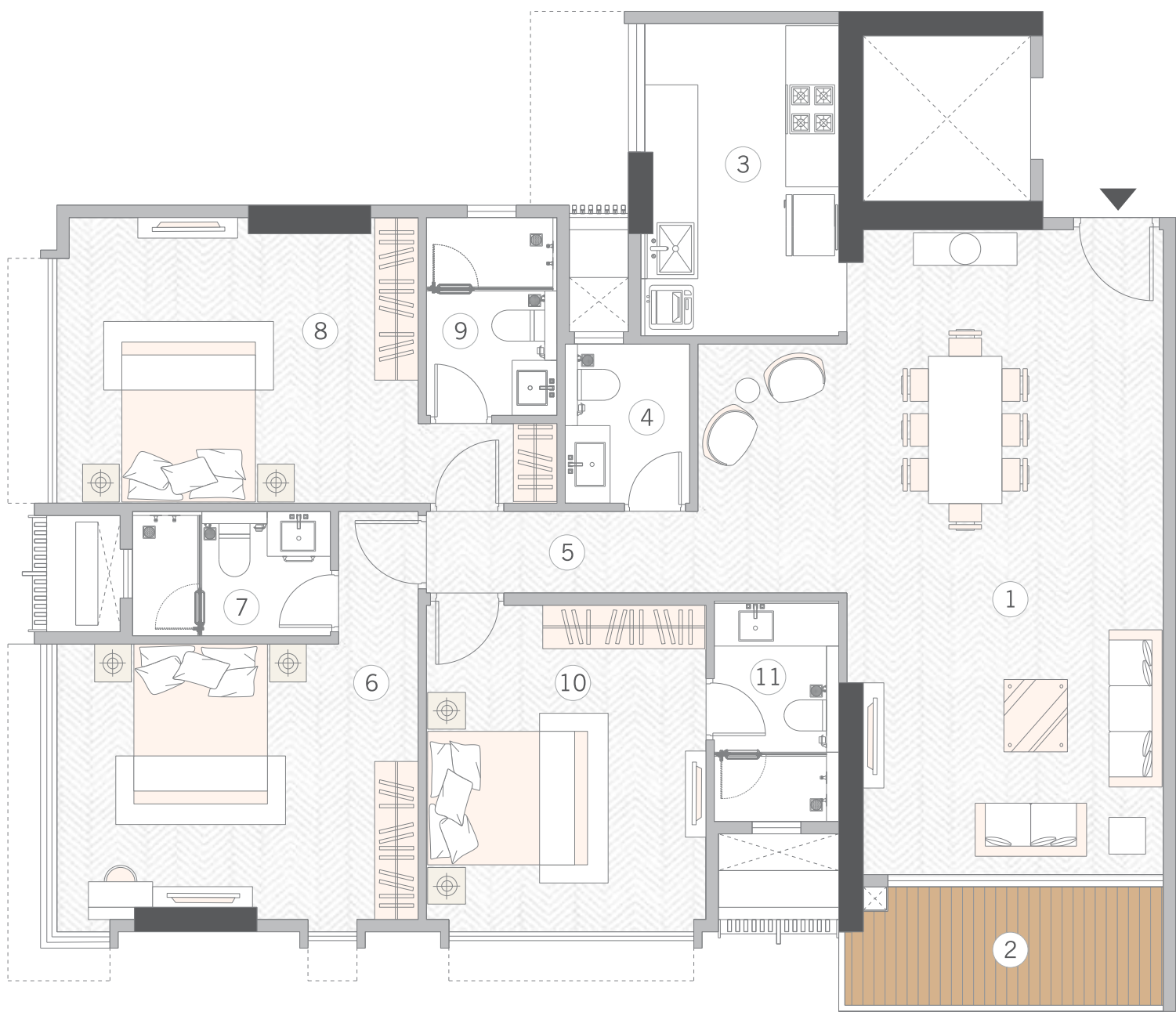
MahaRERA No. P51800077147
<https://maharera.mahaonline.gov.in>

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Grandeur 2

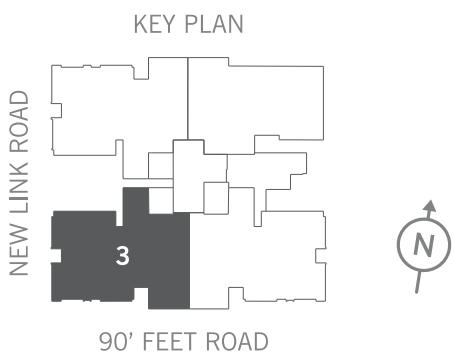


3 BHK

No.	Room Name	Dimension (Mtr.)	Dimension (Ft.& inch)
①	Living Room	3.87 x 7.93	12'- 9" X 26'- 0"
	Dining Room	1.82 x 3.05	6'- 0" X 10'- 0"
②	Deck Area	3.97 x 1.52	13'- 1" X 5'- 0"
③	Kitchen	2.42 x 3.80	8'- 0" X 12'- 6"
④	Powder Room	1.52 x 1.95	5'- 0" X 6'- 5"
⑤	Passage	3.32 x 1.00	10'- 11" X 3'- 3"
⑥	Master Bedroom-1	4.42 x 3.37	14'- 7" X 11'- 1"
⑦	Master Bathroom-1	2.42 x 1.52	8'- 0" X 5'- 0"
⑧	Bedroom-2	4.27 x 3.50	14'- 1" X 11'- 6"
⑨	Bathroom-2	1.60 x 2.42	5'- 3" X 8'- 0"
⑩	Bedroom-3	3.42 x 4.00	11'- 3" X 13'- 2"
⑪	Bathroom-3	1.52 x 2.70	5'- 0" X 8'- 11"

Aggregate Carpet Area (Approximate)

	Sq.Mtr.	Sq.Ft
RERA AREA	115.20	1240
DECK AREA	6.04	65
TOTAL AREA	121.24	1305



DISCLAIMER

Unit plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans, designs, images, views, facilities, locations and sizes of windows, grills etc, and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces, and portions beneath walls is not accounted for in the same. The furniture, fixtures, and equipment depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet Existing Members Layout for illustrative purposes only. Unit not offered for sale by Promoter.



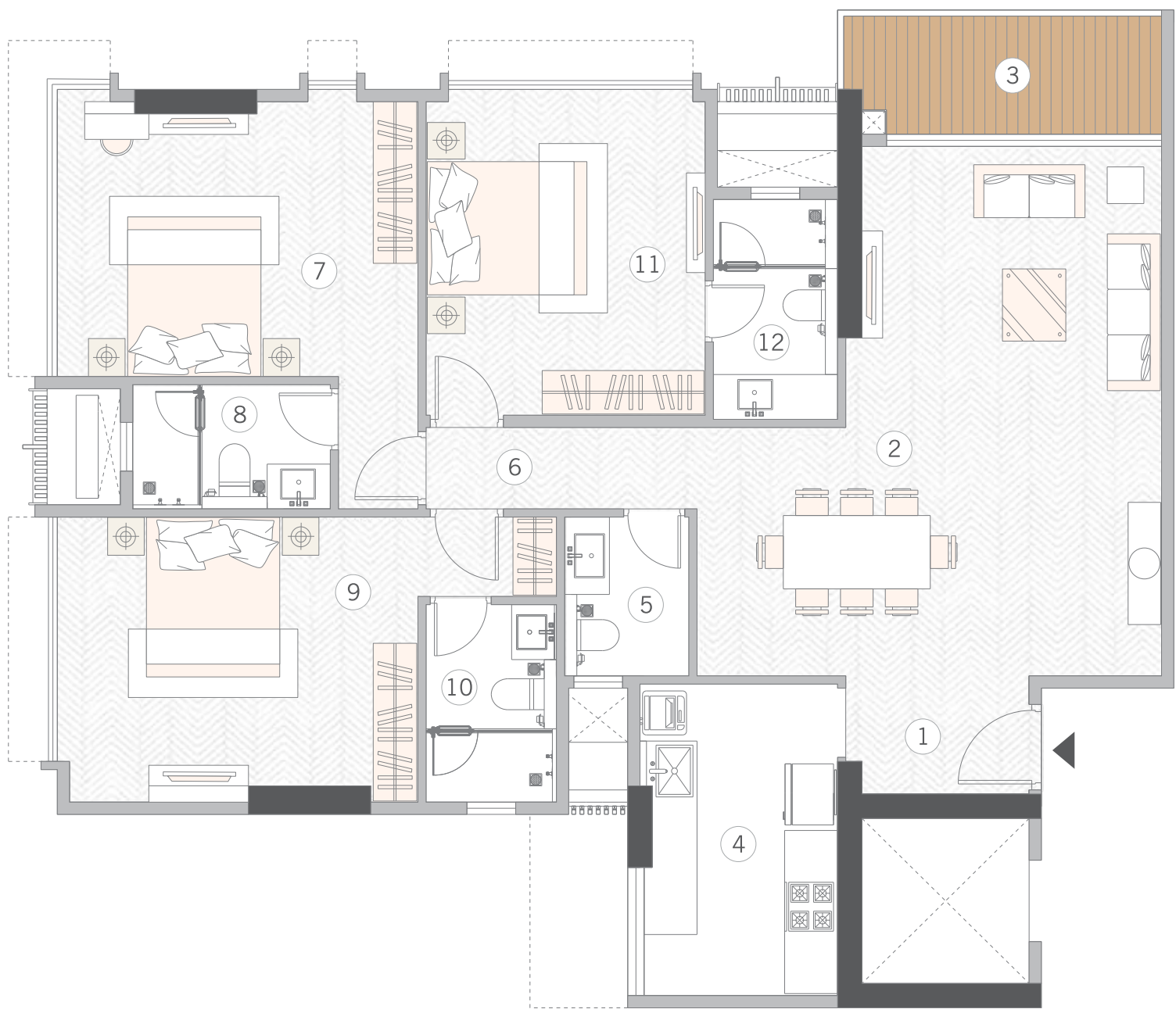
MahaRERA No. P51800077147
<https://maharera.mahaonline.gov.in>

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Harmony

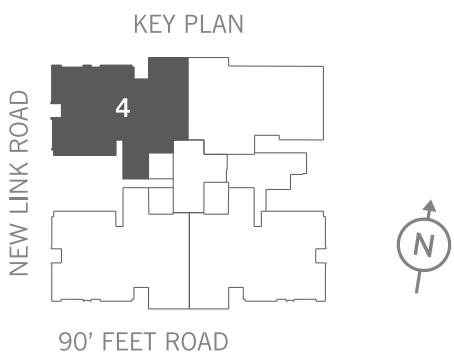


3 BHK

No.	Room Name	Dimension (Mtr.)	Dimension (Ft. & inch)
①	Foyer	2.25x 1.45	7'- 5" X 4'- 9"
	Living Room	3.87 x 6.50	12'- 9" X 21'- 4"
②	Dining Room	1.82 x 3.05	6'- 0" X 10'- 0"
③	Deck Area	3.97 x 1.52	13'- 1" X 5'- 0"
④	Kitchen	2.42 x 3.80	8'- 0" X12'- 6"
⑤	Powder Room	1.52 x 1.95	5'- 0" X 6'- 5"
⑥	Passage	3.32 x 1.00	10'- 11" X 3'- 3"
⑦	Master Bedroom-1	4.42 x 3.37	14'- 7" X 11'- 1"
⑧	Master Bathroom-1	2.42 x 1.52	8'- 0" X 5'- 0"
⑨	Bedroom-2	4.27 x 3.50	14'- 1" X 11'- 6"
⑩	Bathroom-2	1.60 x 2.42	5'- 3" X 8'- 0"
⑪	Bedroom-3	3.42 x 4.00	11'- 3" X 13'- 2"
⑫	Bathroom-3	1.52 x 2.70	5'- 0" X 8'- 11"

Aggregate Carpet Area (Approximate)

	Sq.Mtr.	Sq.Ft
RERA AREA	113.34	1220
DECK AREA	6.04	65
TOTAL AREA	119.38	1285



DISCLAIMER

Unit plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans, designs, images, views, facilities, locations and sizes of windows, grills etc, and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces, and portions beneath walls is not accounted for in the same. The furniture, fixtures, and equipment depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet Existing Members Layout for illustrative purposes only. Unit not offered for sale by Promoter.



MahaRERA No. P51800077147
<https://maharera.mahaonline.gov.in>

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

T H E
C O R N E R S T O N E O F
C O L L A B O R A T I O N

C o n s t r u c t i o n P a r t n e r



P r o j e c t D e v e l o p e d b y
P r a b h a k a r K u n t e C H S

M S L E G A C Y

Every MS Realty project is an intelligent blend of design and function, brought to life with flawless precision.

Projects Delivered

H₂O
K A L I N A



Ongoing Projects



GATE
WAY
J U H U
R O A D
Santacruz (W)



COURTYARD
Kalina, Santacruz (E)

Upcoming Projects by MS Realty



Kemps Corner



Walkeshwar



Mathuradas Colony, Santacruz E

