

MANGROVE

MahaRERA Registration No.
XXXXXXXXXXXX
<https://maharera.maharashtra.gov.in>



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Email - xxxxx@xxxxxx.com

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Disclaimer: The information provided in this marketing collateral, including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative and as per architectural drawings and the same shall be constructed subject to approvals of competent authorities and shall be in compliance of RERA Act and Rules and Regulations. All images are representative/artist's impression. All amenities & facilities mentioned are proposed/being developed subject to approvals of competent authorities. The mentioned distances & times are as per google maps.

MANGROVE

A MASTERPLAN
OF REFINED LIVING
WITH MEANING
IN EVERY DETAIL.

SUNLIGHT. STRUCTURE. SPATIAL
INTELLIGENCE. AND A CALMING
GREEN EMBRACE - ALL TUNED TO
YOUR DAILY RHYTHM.

A Mindful
DESIGN.
A Meaningful
HOME.



**BUILT TO LAST.
DESIGNED TO LIVE.**

At Mangrove, every home is a quiet triumph of intent. Three to a core – for space, for silence, for self. No waiting. No crowding. Just the calm of effortless flow. Air that circulates with thought. Light that lands with purpose. Every inch, every corner, designed with intelligence and intent.



FOUR PILLARS.
ONE PHILOSOPHY.

Grand. Gated. Green. Grafted.

A new benchmark in elevated living,
Designed with depth.





A Striking Edifice,

OPULENT AND THOUGHTFUL
IN EQUAL MEASURE.

28-STOREY TOWER

- ULTRA-LOW DENSITY LIVING
- SURROUNDED BY LANDSCAPED GREENS
- ROBUST CONSTRUCTION

19,000+ SQ. FT. OF LIFESTYLE SPACES

3 LEVELS OF PODIUM PARKING

PREMIUM RETAIL PROMENADE

- SEPARATE COMMERCIAL PARKING IN THE BASEMENT

CREEK-FACING RESIDENCES



3 RESIDENCES PER FLOOR
WITH 3 ELEVATORS

- FIRST LIVABLE LEVEL AT 63 FT
- VASTU-COMPLIANT LAYOUTS
- 270° CROSS VENTILATION
- EXPANSIVE PRIVATE DECKS
- OVER 10.5 FT FLOOR-TO-FLOOR HEIGHT
- FULL-LENGTH FRENCH WINDOWS

Master layout



LEGEND

- 01 VIEWING DECK PAVILION
- 02 REFLEXOLOGY AREA
- 03 AROMA STRIP
- 04 SEATING DECK
- 05 PARENT'S PAVILION
- 06 KIDS' PLAY AREA
- 07 KIDS' POOL

- 08 SUNKEN LOUNGE
- 09 SWIMMING POOL
- 10 INFINITY EDGE
- 11 POOL DECK
- 12 POOL BAR
- 13 CHANGING ROOM
- 14 JACUZZI

- 15 JOGGING TRACK
- 16 ROCK GARDEN
- 17 LOBBY
- 18 FOCAL SCULPTURE
- 19 YOGA LAWN
- 20 ACTIVITY LAWN
- 21 AMPHITHEATRE

- 22 HAMMOCK SEATS
- 23 SENIOR'S CORNER
- 24 RESTING PAVILION
- 25 MULTIPURPOSE COURT
- 26 CRICKET TURF
- 27 MULTIPURPOSE HALL
- 28 SOCIETY OFFICE

- 29 GYMNASIUM
- 30 INDOOR GAMES
 - FOOSBALL
 - AIR HOCKEY
 - TABLE TENNIS





A LIFE NOT TOO FAR
FROM THE HUSTLE-BUSTLE
YET IN THE MIDST OF
INFINITE GREENS AND BLUES.

The Serene creek, trees, sunlight and a landscaped garden work overtime to soothe your everyday living.

*Mumbai's
most coveted
address*

FLANKED BY NATURE AND
A REFINED LIFESTYLE.





AT THE INTERSECTION OF CLASS AND CONNECTIVITY.

An address within Mumbai's most established premium corridor flawlessly connected to upscale residences, thriving business districts, serene green enclaves, and the city's vibrant heart. A rare confluence where access meets aura, and every direction leads to privilege.



CONNECTIVITY

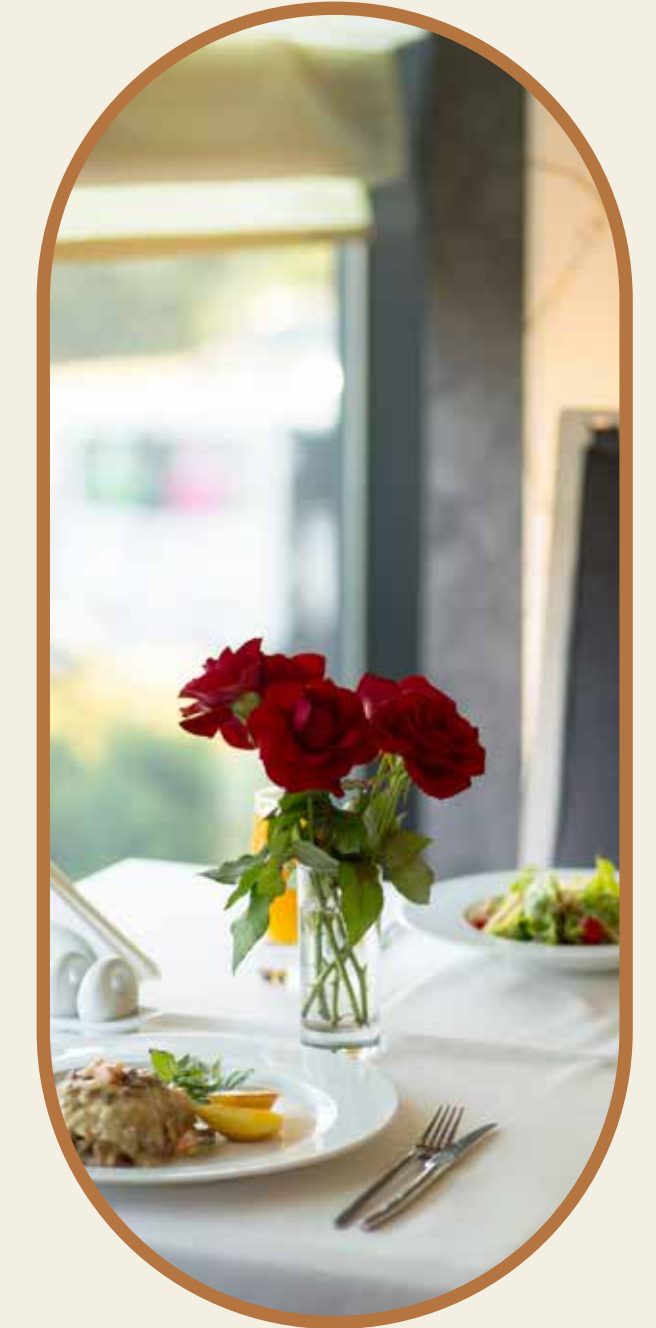
- 02 Mins Bangur Nagar Metro Station
- 07 Mins Goregaon Metro Station
- 09 Mins Goregaon Railway Station
- 14 Mins Aarey Metro Station



TEMPLES

- 02 Mins Atmiya Dham
- 03 Mins Shri Ram Mandir
- 04 Mins Shri Ayyappa Swamy Temple
- 06 Mins Shiv Mandir

A RARE AXIS OF URBAN PULSE AND INDULGENCE.



IT PARK

- 10 Mins Mindspace
- 15 Mins Nirlon Knowledge Park
- 15 Mins Lotus Corporate Park
- 19 Mins NESCO

HEALTHCARE

- 07 Mins Oscar Superspeciality Hospital
- 10 Mins Suidha Hospital & Polyclinic
- 12 Mins Infiniti Multispeciality Hospital

ENTERTAINMENT

- 08 Mins Inorbit Mall
- 12 Mins Infiniti Mall (Malad West)
- 14 Mins Infiniti Mall (Andheri West)
- 15 Mins Oberoi Mall
- 15 Mins Hub Mall

HOSPITALITY

- 14 Mins Radisson Hotel
- 16 Mins The Westin
- 17 Mins Svenska Design Hotels

EDUCATION

- 05 Mins VIBGYOR High School (ICSE)
- 08 Mins VIBGYOR Rise (CBSE) (Malad West)
- 15 Mins C.P. Goenka International School
- 20 Mins Ryan International School

RESTAURANTS

- 15 Mins Butterfly High
- 15 Mins Copper Chimney
- 16 Mins Queso Ristorante

THE MOMENT YOU STEP IN, YOU KNOW

*you belong
to something
rare.*



JUST THREE
DOORS THAT
SHARE
YOUR SKY

The corridors are calm, the waits are short,
and the sense of space is entirely yours.
Whether you choose connection or
solitude, the choice remains beautifully,
undeniably yours.

3 residences per floor



**SPACES
THAT MATCH
YOUR
STATURE.**

Every room commands grandeur – bathed in light, wrapped in air, and framed by space. The kind of space that invites sunlight to linger, air to glide effortlessly, and your most prized pieces to take their rightful place in the spotlight.

Grand floor-to-ceiling height



NORTH. SOUTH.
EAST. WEST.
A HOME THAT MAKES
ALL OF THESE WORK
FOR YOU.

Every corner is steeped in the timeless precision of Vaastu – drawing in peace, prosperity, and perfect balance. A residence where positive energy moves with intent, and harmony is not hoped for, but assured.

Vastu-Compliant Homes



WHERE
'NATURALLY YOURS'
ISN'T JUST A PROMISE,
BUT A REALITY.

Here, every view is worthy of a frame – manicured greens at your feet, glistening blues on the horizon, and a breeze laced only with calm. At The Mangrove, beauty isn't an occasional indulgence; it's served to you, unfailingly, every day.

Expansive decks with creek views



A HOME WHERE
SUNLIGHT & BREEZE
KNOW EXACTLY
WHERE TO GO

Oriented to capture sunlight and invite the breeze from every direction, the design ensures a constant interplay of light and air – making natural ventilation not a feature, but a way of life.

270° Cross Ventilation



A LANDMARK WHERE
WEEKDAYS WILL BECOME

*The new
synonym for
bliss*



WHEN YOUR WORLD
FEELS COMPLETE,
FOR ALL THE
RIGHT REASONS

Indulge in a curated spectrum of premium experiences, each attuned to your way of life. From moments of serene repose to pursuits of refined leisure, every detail is conceived for your personal indulgence.

*30+ Exclusive Experiences spread
Over 19,000 sq. ft.*





DISCOVER
EXPERIENTIAL
EXCELLENCE UNDER
OPEN SKIES

AN EXPANSE CURATED FOR THE CONNOISUERS OF FINE TASTE

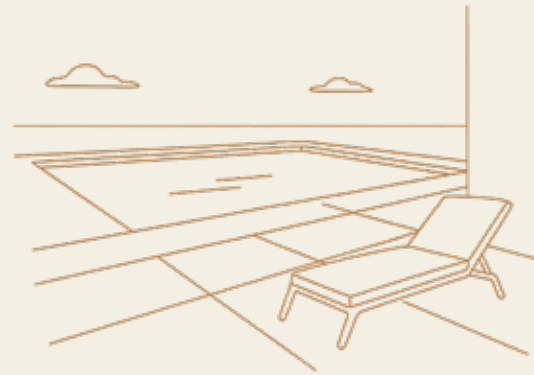
SPORTS & PLAY

- TURF CRICKET
- MULTIPURPOSE COURT



WATER & RELAXATION

- POOL
- KIDS' POOL
- POOL DECK
- POOL BAR
- OPEN JACUZZI
- CHANGING AREA



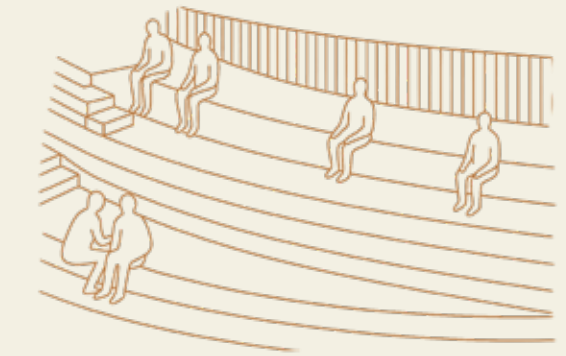
WELLNESS & NATURE

- REFLEXOLOGY
- AROMA STRIP
- ROCK GARDEN
- PLANTATION
- HAMMOCK AREA



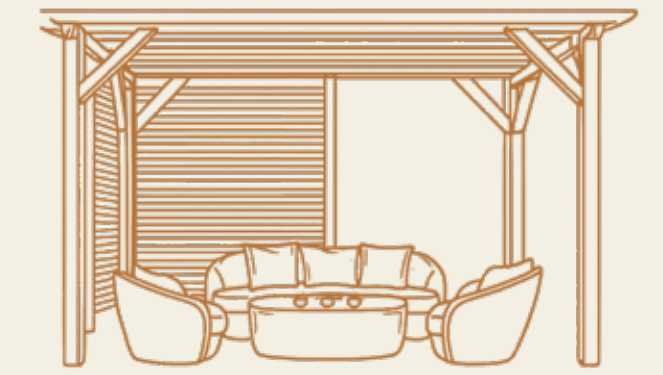
COMMUNITY & SOCIAL SPACES

- AMPHITHEATRE SEATING
- PARENTS' PAVILION
- RESTING PAVILION
- OUTDOOR LOBBY AREA
- MULTIPURPOSE HALL SPILL-OUT DECK



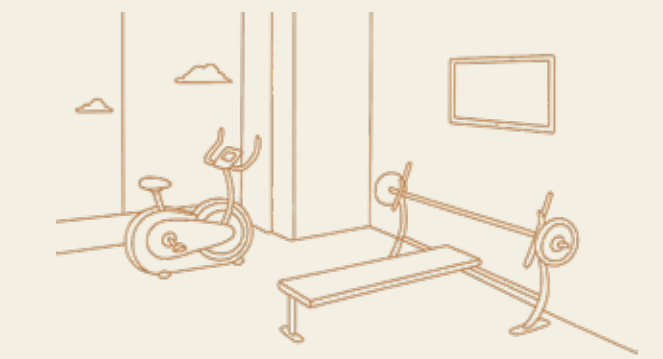
LEISURE & VIEWING

- VIEWING DECK
- VIEWING TRELLIS
- SEATING LOUNGE
- PAVING
- SENIOR CITIZEN AREA



INDOOR AMENITIES

- MULTIPURPOSE HALL
- GYMNASIUM
- INDOOR GAMES
- SOCIETY OFFICE



LONDON. PARIS.
NEW YORK. MILAN.
NOW AT
YOUR DOORSTEP.

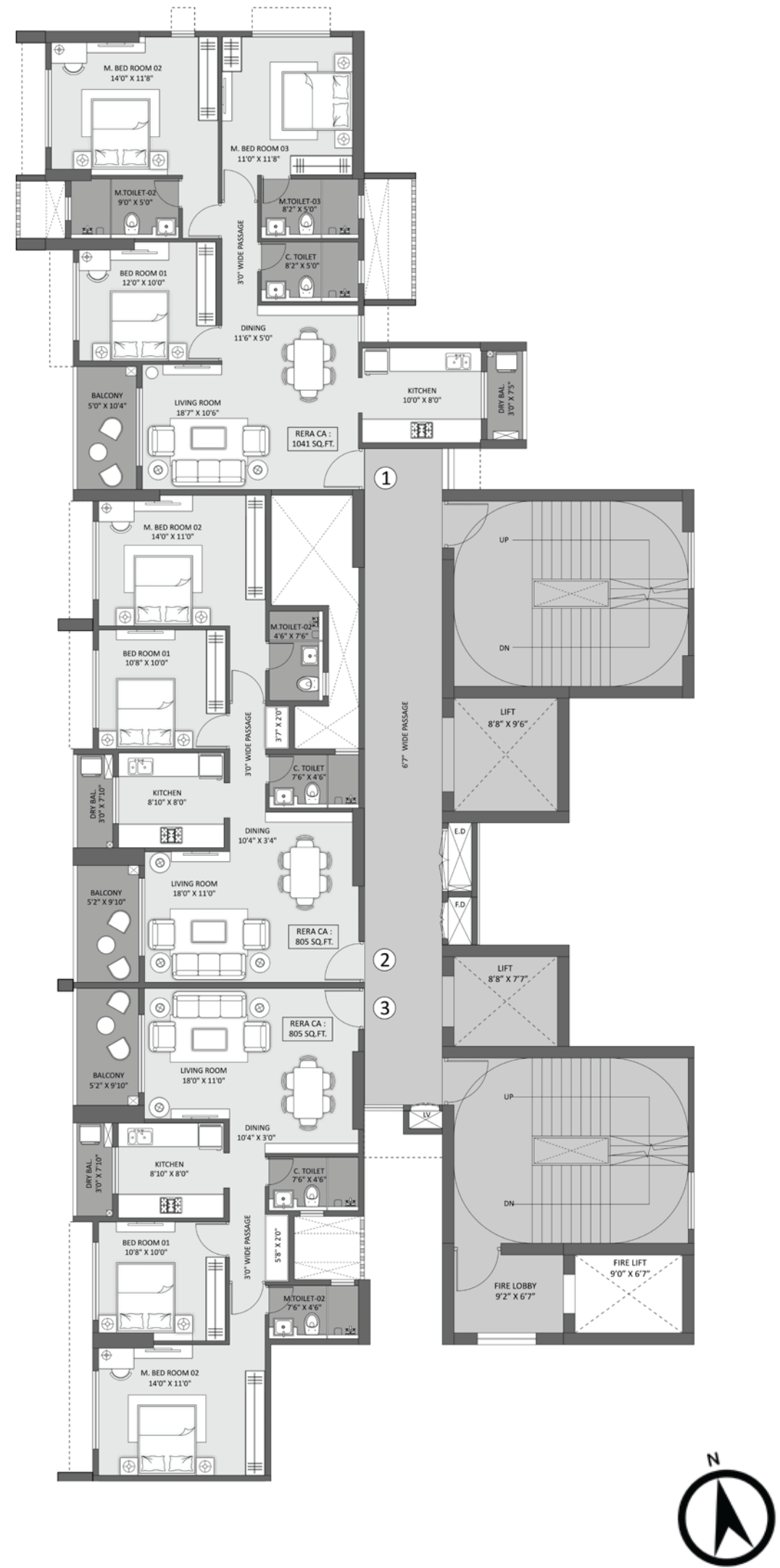
An exclusive promenade of grand retail spaces – conceived to attract the world's finest luxury brands, elite boutiques, and curated conveniences worthy of the address.

14 Exclusive Retail Spaces

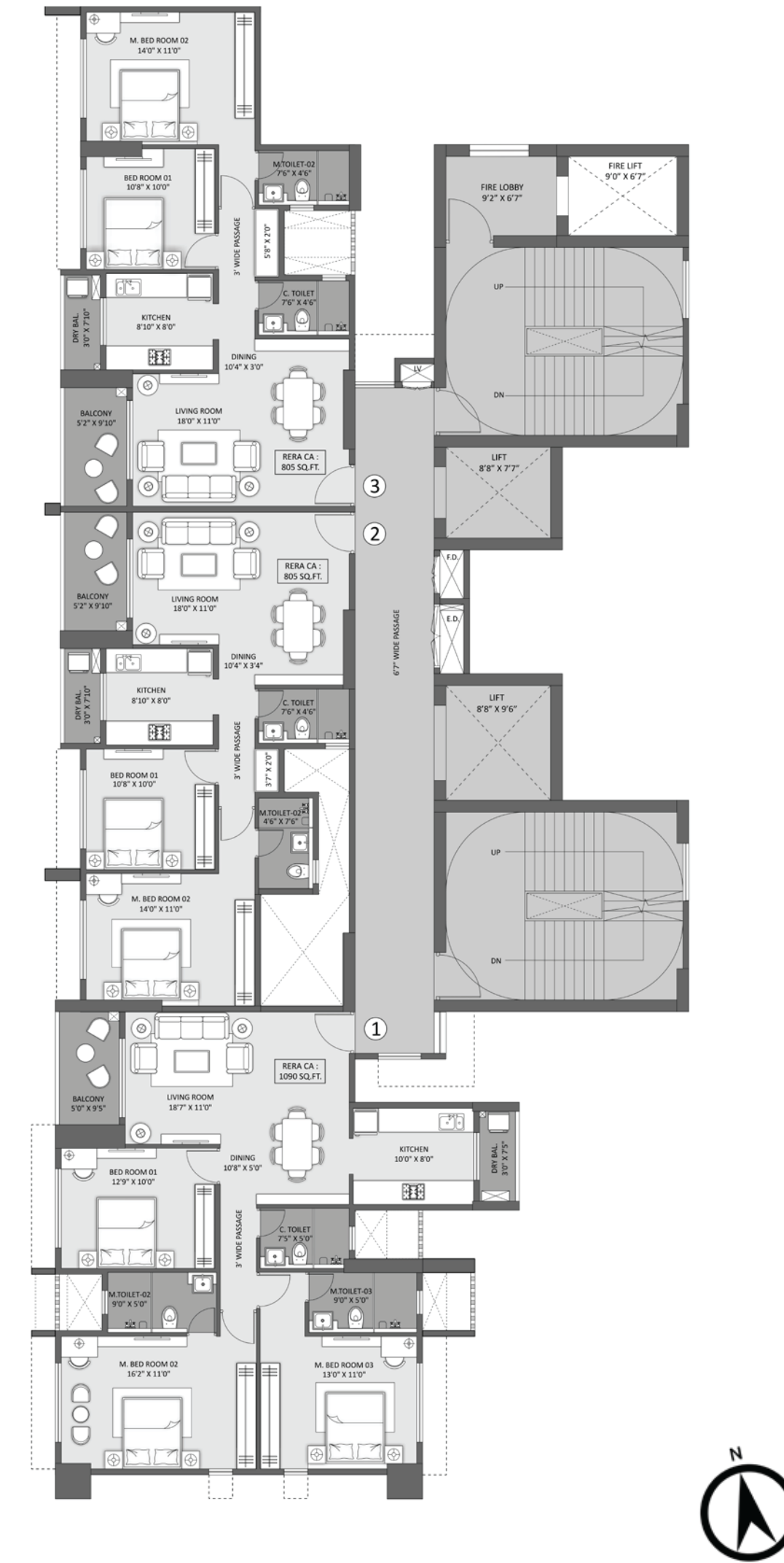


Floor Plans

TYPICAL FLOOR PLAN - WING A

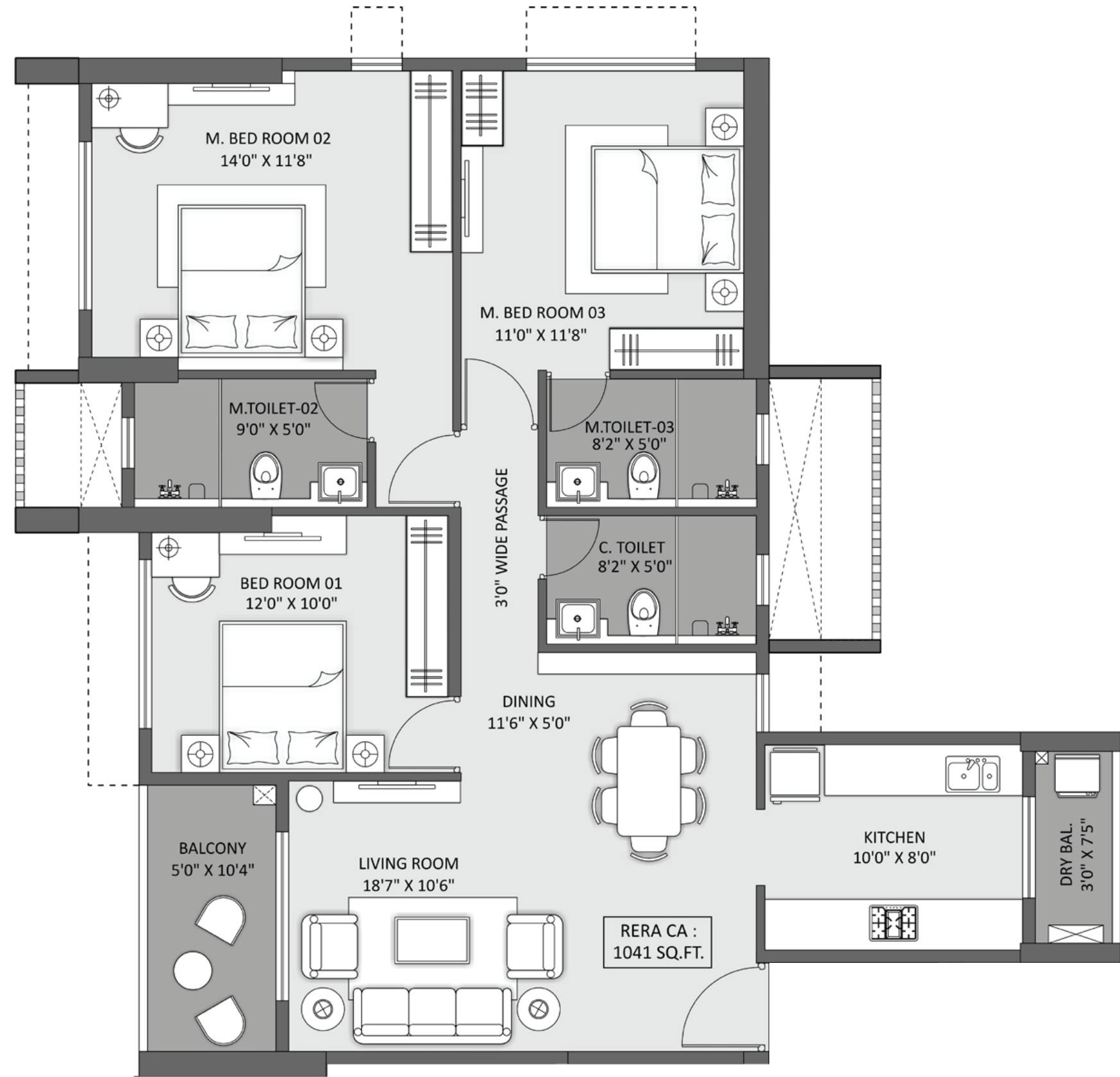


TYPICAL FLOOR PLAN - WING B

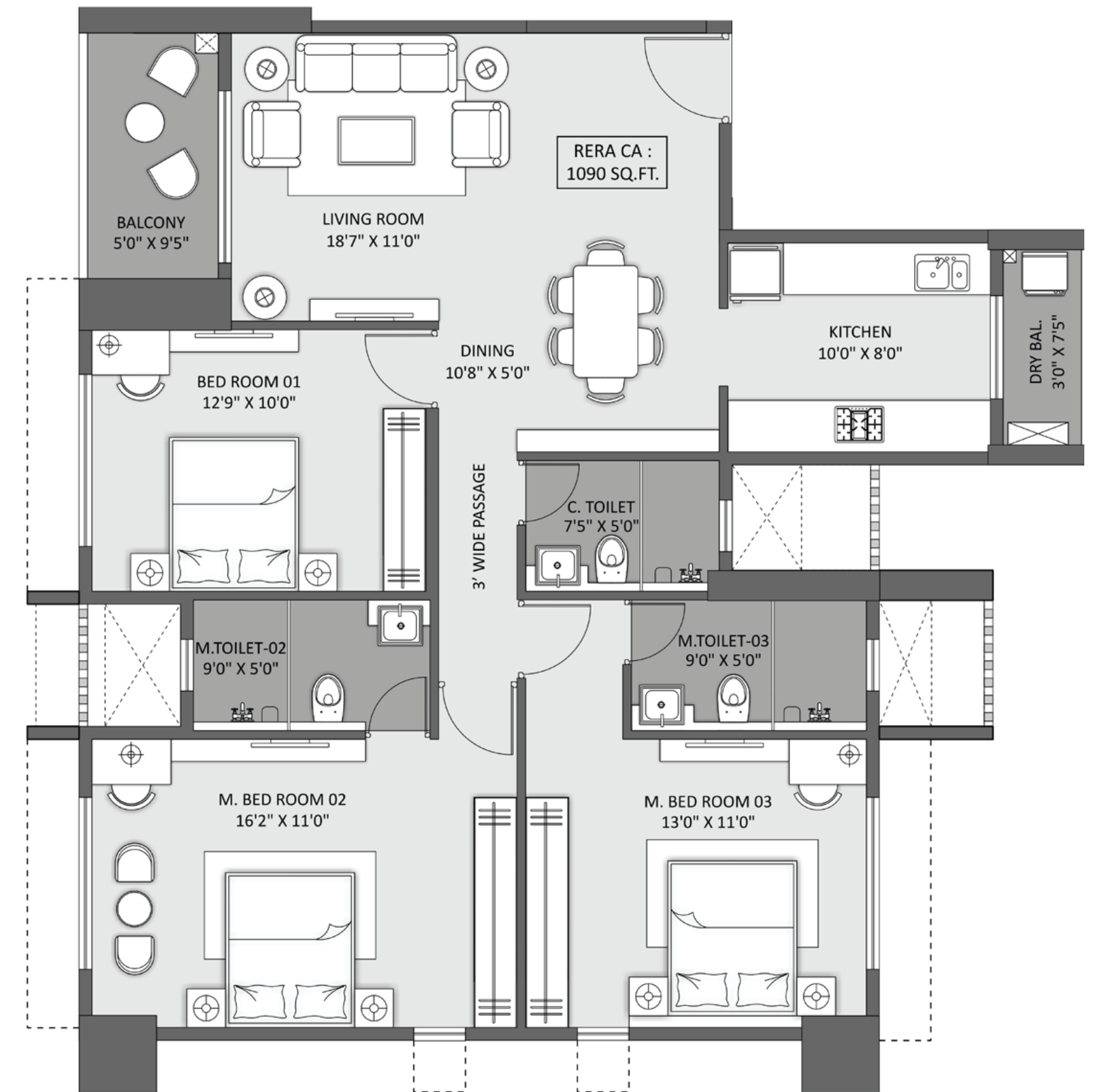


Unit Plans

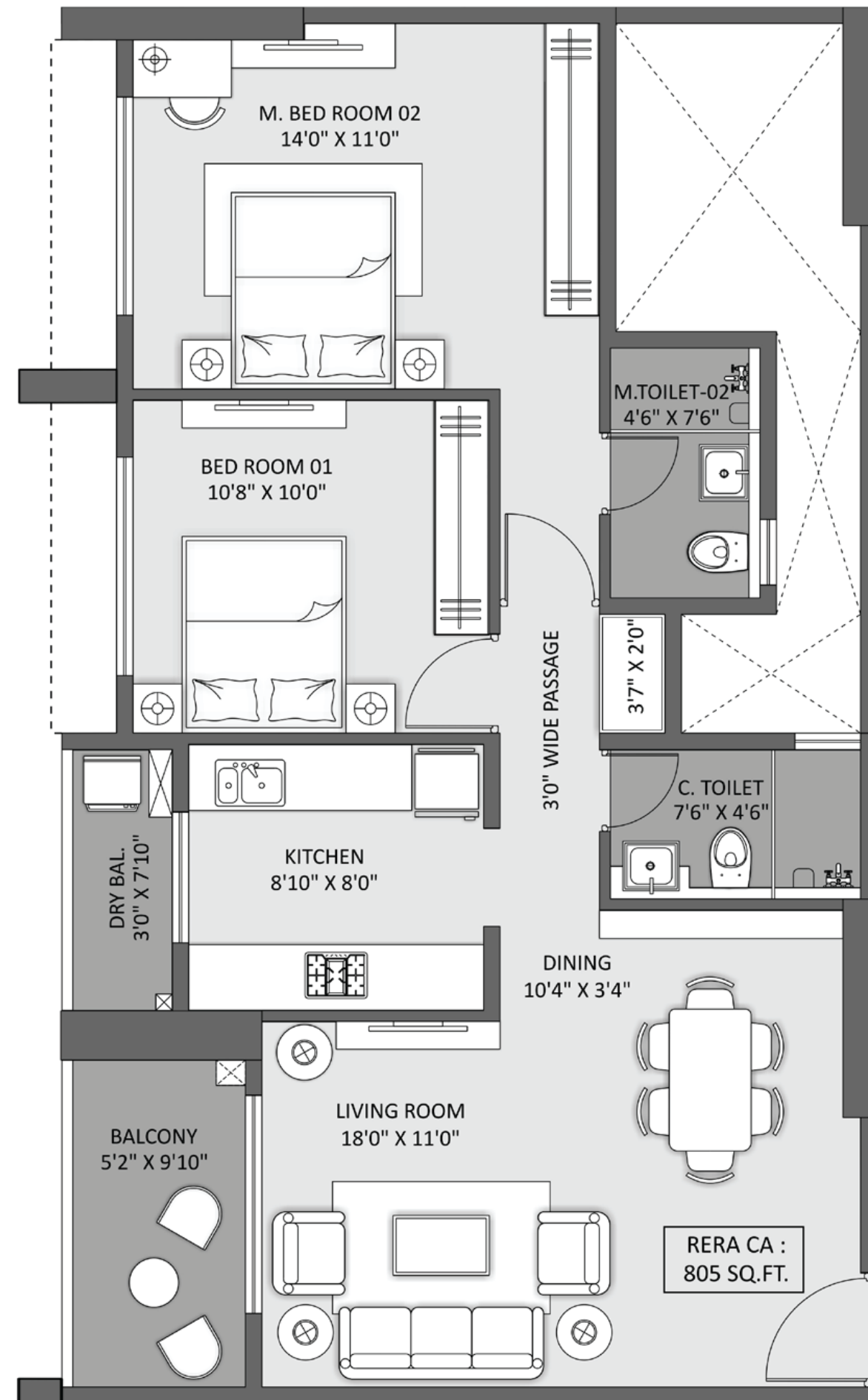
UNIT-1 | 3 BHK - WING A



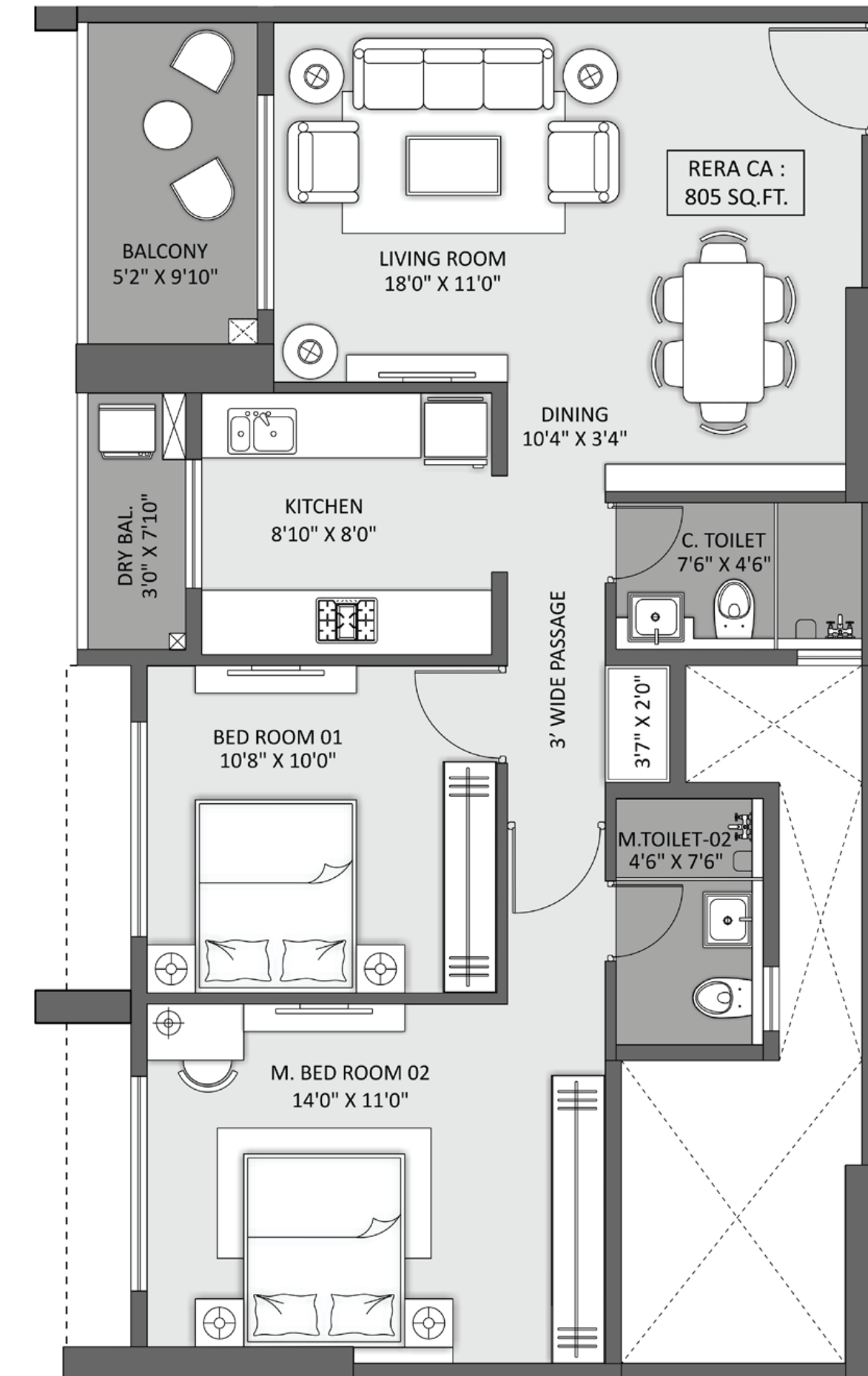
UNIT-1 | 3 BHK - WING B



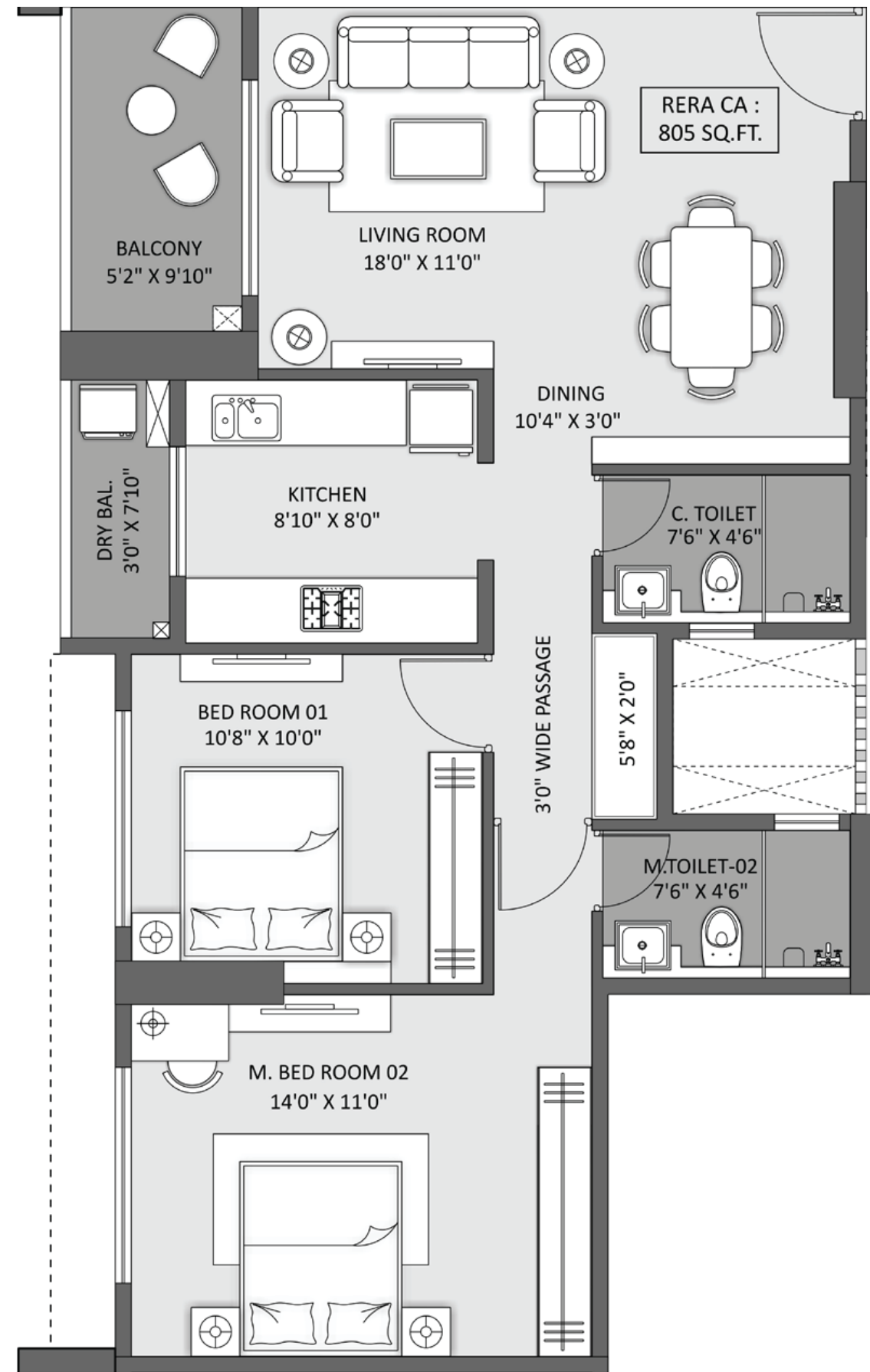
UNIT-2 | 2 BHK - WING A



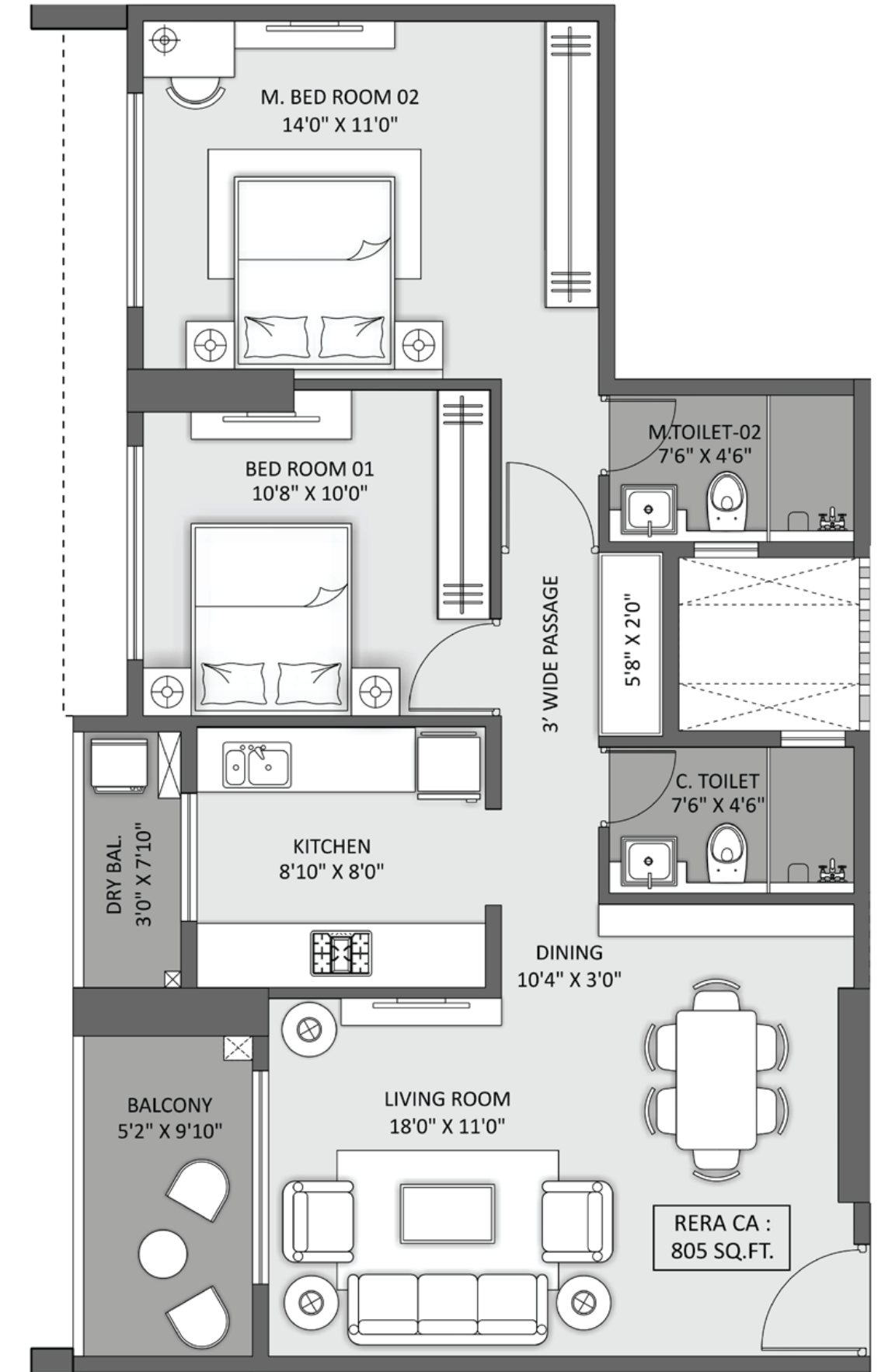
UNIT-2 | 2 BHK - WING B



UNIT-3 | 2 BHK - WING A

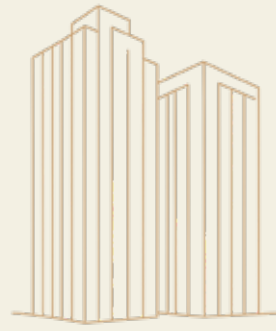


UNIT-3 | 2 BHK - WING B



MINDFULNESS AND EXCLUSIVITY IN EVERY INCH.

STRUCTURE



- RCC framed, earthquake-resistant structure.
- AAC block masonry (Ultratech/Aerocon/Siporex or equivalent).

LIVING ROOM



- Italian designer vitrified flooring (Kajaria/Somani or equivalent).
- Gypsum/P.O.P finished walls with premium paint (Asian/Dulux or equivalent).
- Powder-coated full-height aluminium windows with mosquito nets and granite windowsills.
- Fire-resistant main entrance door with teak wood safety door and brass hardware.
- Laminated flush doors in bedrooms.
- Provision for TV, intercom, and internet points.

KITCHEN



- Italian designer vitrified flooring.
- Gypsum/P.O.P finished walls with premium paint.
- Granite platform with Kadapa framework and ceramic dado up to beam.
- Stainless steel sink, piped gas, and exhaust fan (premium brands).

BEDROOMS



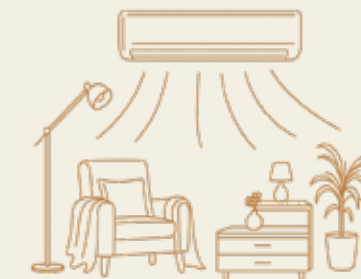
- Anti-skid ceramic flooring and designer wall tiles up to ceiling (Kajaria/Somani or equivalent).
- 25 L geyser, exhaust fan, CP & sanitary fittings, and wash basin (premium brands).
- Laminated flush doors with double-patti granite frame.

BATHROOM/TOILETS



- Ceramic Anti-Skid tiles of Kajaria/Somani or equivalent make.
- Ceramic designer tiles in toilet till ceiling height of Kajaria/ Somani or equivalent make.
- Storage geyser of 25 litre capacity- Racold/Crompton or equivalent make.
- Exhaust fan of Bajaj/Crompton or equivalent make.
- Kohler/ Grohe/ Duravit or equivalent CP & Sanitary fittings.
- Ceiling will be finished with oil paint
- Wash basin of Kohler/ Grohe/ Duravit or equivalent.
- Both sides laminated flush door.
- Double Patti Granite frame for Toilet/Bathroom door.

AMENITIES & UTILITIES



- Split AC: Living Room 1.5 ton, Bedroom 1 ton (premium brands).
- Apex finish external walls (Asian/Dulux or equivalent).
- EV charging points, video door phone, automatic lifts, intercom connectivity, and 100% DG backup for common areas.
- Concealed copper wiring with modular switches and DB box (premium brands).
- Decorative entrance lobby, three-phase meter connection, staircase with Kota/Kadapa finish, and sand-faced external plaster.



Incorporated in September 2022, Vibe Realty Private Limited is a forward-thinking real estate development company that redefines the concept of home. At Vibe Realty, a home is more than just square footage; it's a canvas where aspirations take shape and dreams come to life. The company is dedicated to creating landmark addresses that not only meet international standards but also embody the core values of the organization.

With six projects under its portfolio – five in Mumbai and one in Pune – Vibe Realty is actively engaged in society redevelopments, joint ventures, Joint developments, outright and commercial developments. In just under two years, the company has secured over 3 million square feet, exceeding Rs. 2,200 crores.

Vibe Realty's vision is to deliver homes that offer both comfort and solutions to the evolving needs of modern homeowners, with meticulous attention to detail. Beyond providing a world-class lifestyle, the company stands at the forefront of innovation in design, technology, and quality, ensuring every project is completed on time and to the highest standards.

Operating from offices in Mumbai and Pune, Vibe Realty is powered by a dynamic team of over 100 professionals, each highly motivated and experienced, with senior leadership boasting a collective experience of 100+ year and expertise from top real estate firms in India. Together, this team is committed to shaping the future of urban living with passion, precision, and integrity.



Founded by Mr. K.H. Oswal on August 15, 1966, Kumar Properties Group has established itself as a leading real estate powerhouse in Pune, celebrated for its legacy of excellence and innovation. With over 140 projects completed and more than 42,000 families proudly standing as its brand ambassadors, the group has consistently shaped the skyline of Pune. Spanning a remarkable 36 million sq. ft. of developed space, Kumar Properties delivers state-of-the-art residential complexes and cutting-edge commercial spaces, catering to a diverse clientele that includes over 1,000 businesses and families from various socio-economic backgrounds.

Under the visionary leadership of Mr. Hitesh Jain, Kumar Properties has become one of Pune's most trusted and respected real estate brands, known for its unwavering commitment to quality and punctuality. The Group maintains rigorous quality control measures, utilizing only certified materials and harnessing the expertise of seasoned engineers, architects, and skilled professionals to ensure the highest standards in every project. Guided by a mission to enhance customer satisfaction while promoting environmental responsibility, Kumar Properties has set benchmarks in the real estate industry, earning an enduring reputation for trust and excellence over five decades.