

The Connected Calm,
A Golden Opportunity



A Project by Vascon Developers LLP

Site Address: Vascon Tranquil Heights, Plot No.A-7, CTS No.26/1C Murarji Nagar, Behind Auram IT Park, Powai
Sales Experience Centre: Unit No. 507, Light Hall A wing on the 5th floor, Light Hall, Saki Vihar Complex, Muranjan Wadi,
Chandivali, Powai, Mumbai – 400072

+91 70262 24545

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✻ VASCON

TRANQUIL HEIGHTS



The Connected Calm,
A Golden Opportunity

Vascon Engineers Limited - A Foundation Of Trust

For more than four decades, Vascon has been shaping India's urban skyline through a combination of engineering precision, architectural excellence, and visionary development. From its origins as an engineering and construction company, Vascon has evolved into a multi-city real estate developer known for creating developments that balance design, functionality, and long-term value.

Today, Vascon projects span residential, commercial, and infrastructure developments across India - each reflecting the brand's commitment to quality construction and thoughtful urban planning.

40+
YEARS OF TRUST

45MN
SQ. FT. DELIVERED

30+
CITIES ACROSS INDIA

20K+
HAPPY CUSTOMERS





Representative Images

Powai: Mumbai's Most Balanced Urban District

Over the past two decades, Powai has transformed from a quiet suburb into a vibrant lifestyle destination. Anchored by the scenic Powai Lake and surrounded by greenery from Sanjay Gandhi National Park, Powai offers something rare in Mumbai - urban accessibility with natural surroundings.

What Defines Powai Today



PREMIUM RESIDENTIAL DEVELOPMENTS



RETAIL AND HOSPITALITY ECOSYSTEM



EDUCATIONAL INSTITUTIONS



LAKESIDE LIFESTYLE ENVIRONMENT



CORPORATE AND IT HUBS



STRONG CONNECTIVITY ACROSS MUMBAI

Powai functions as a self-sufficient urban district, where work, lifestyle, and living coexist seamlessly.

Infrastructure Driving Powai

Its strategic location allows it to connect both the Eastern and Western corridors of Mumbai, offering seamless access to business hubs, entertainment districts, and lifestyle destinations, making it the city's most coveted address.

Major Road Infrastructure



JOGESHWARI-VIKHROLI LINK ROAD



EASTERN EXPRESS HIGHWAY



WESTERN EXPRESS HIGHWAY

Upcoming Metro Connectivity



MUMBAI METRO LINE 3

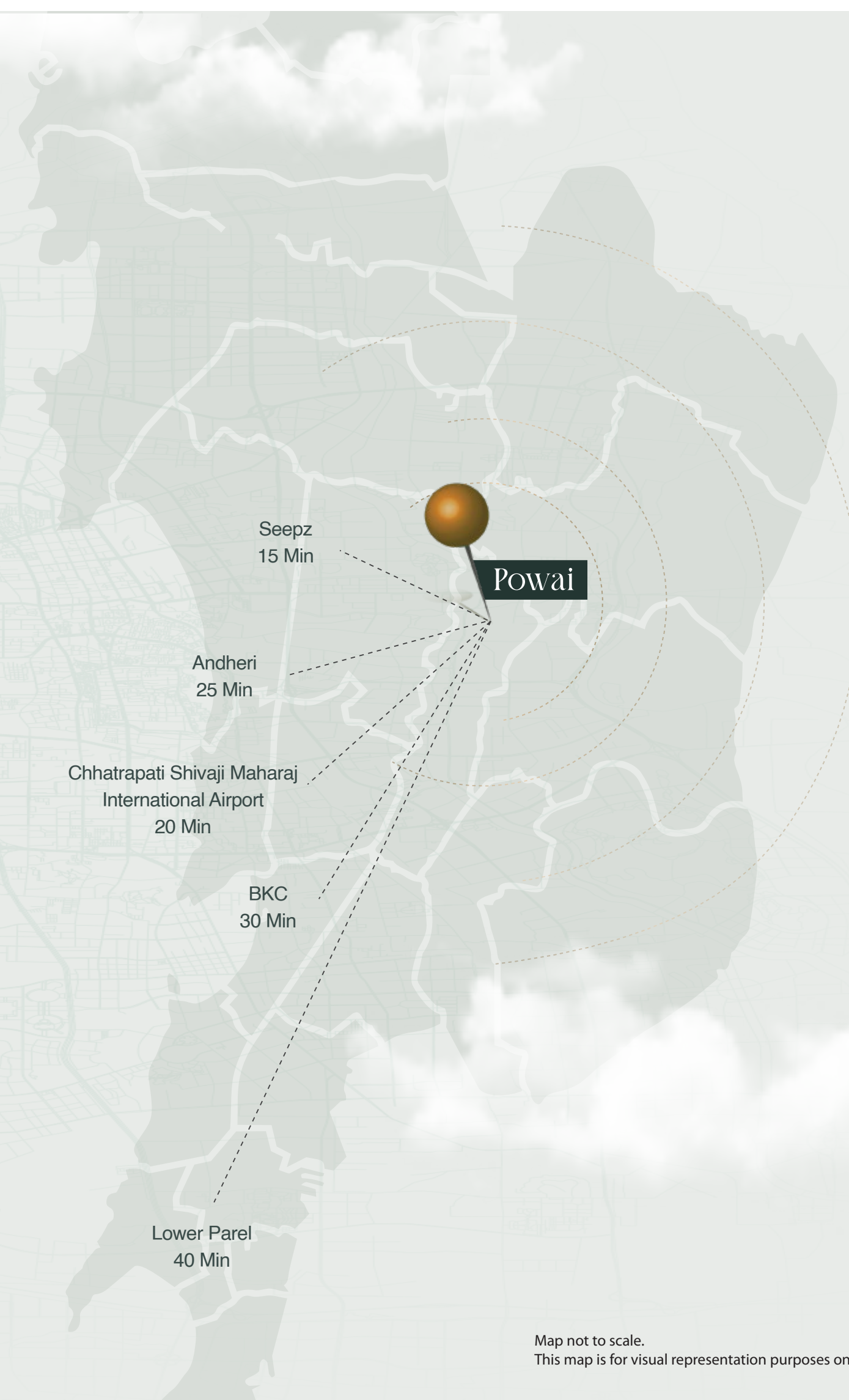


MUMBAI METRO LINE 6

The Mumbai Metro Line 3 connects Powai to BKC and South Mumbai, cutting commute time and strengthening citywide access.

This metro corridor will significantly reduce travel time and further integrate Powai into Mumbai's expanding metro network.

Representative Images



Map not to scale.
This map is for visual representation purposes only.

A Neighbourhood Built Around Lifestyle

Powai Offers A Complete Ecosystem Of Urban Conveniences.



Education

- Indian Institute of Technology Bombay - 500 M
- Hiranandani Foundation School - 3.8 Kms
- Bombay Scottish School - 3.9 Kms
- Poddar International School - 4.5 Kms



Healthcare

- Dr. L H Hiranandani Hospital - 3.8 Kms
- IIT Bombay Hospital - 2.2 Kms
- SevenHills Hospital - 6.5 Kms



Business & Commercial Hubs

- Hiranandani Business Park - 2.7 Kms
- Kanakia Boomerang - 3.3 Kms
- SEEPZ SEZ - 3.6 Kms



Lifestyle & Retail

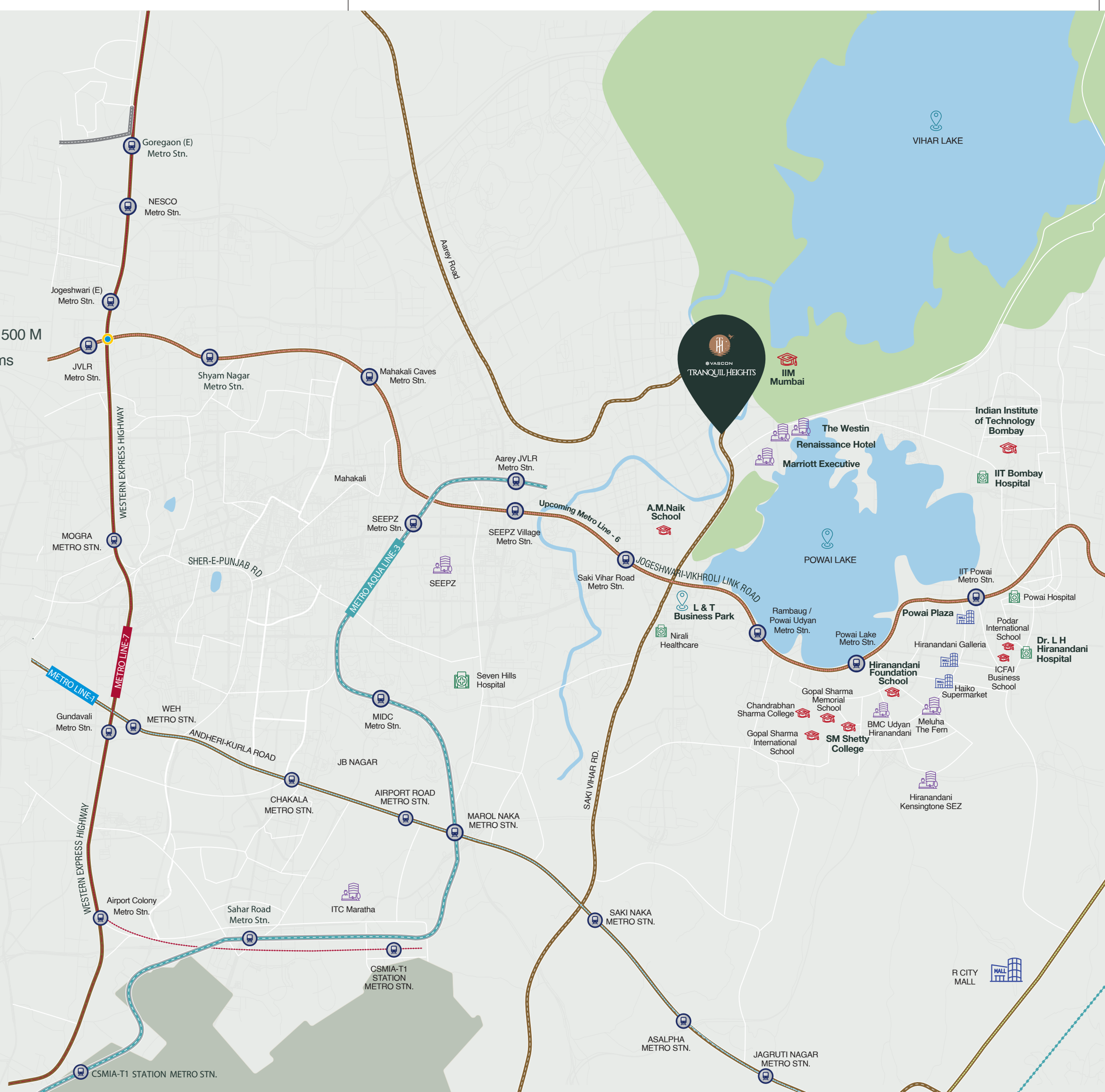
- Powai Lake - 4.0 Kms
- Hiranandani Gardens - 4.2 Kms
- Haiko Supermarket - 4.3 Kms



Citywide Connectivity

- Jogeshwari - Vikhroli Link Road - 300 M
- LBS Marg - 3.0 Kms
- Eastern Express Highway - 6.0 Kms
- Western Express Highway - 6.3 Kms

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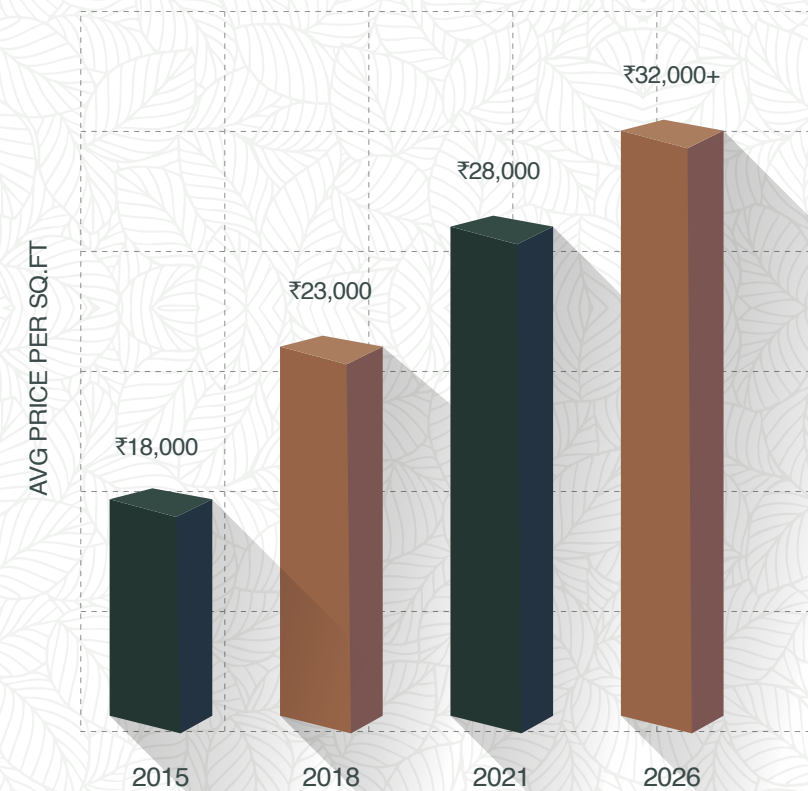


Representative Image

Powai - One Of Mumbai's Strongest Real Estate Markets

This suburb has consistently been one of Mumbai's most resilient real estate hubs, attracting discerning buyers with its thriving community, established urban lifestyle, and enduring value, while offering a perfect blend of modern conveniences, serene living, and long-term investment potential.

Price Appreciation Graph



Growth drivers



LIMITED LAND SUPPLY



CORPORATE WORKFORCE DEMAND



PREMIUM TOWNSHIP DEVELOPMENT



LIFESTYLE INFRASTRUCTURE

Where The City Feels More Private

Within this established urban precinct, certain pockets offer greater residential exclusivity, combining serene surroundings, thoughtfully planned spaces, and premium amenities that create a lifestyle reserved for the discerning few.

These Micro-Locations Provide

- Reduced congestion
- Quieter residential streets
- Better skyline views
- Greater privacy

Many Residences Also Enjoy Views Of



POWAI LAKE



VIHAR LAKE



SANJAY GANDHI NATIONAL PARK

Such natural vistas remain rare within Mumbai's urban

Representative Images

The Emerging Opportunity

Within this evolving neighbourhood emerges a new residential address that reflects modern urban aspirations. Designed around the philosophy of Connected Calm, the development blends accessibility with tranquillity.



Project Hallmarks



SPACIOUS
2 & 3 BED
RESIDENCES



PODIUM-LEVEL
LIFESTYLE
AMENITIES



ROOFTOP
SOCIAL
SPACES



EXPANSIVE VIEWS
OF POWAI'S NATURAL
SURROUNDINGS

Artist's Impression

Why This Opportunity Matters

Several factors position this development as a strong opportunity, from its prime connectivity and thoughtfully designed homes to unmatched amenities and long-term value potential, making it a choice that blends lifestyle with smart investment.

Market Drivers

- Mature residential micro-market
- Limited new development supply
- Infrastructure upgrades
- Strong rental demand
- Corporate employment ecosystem

Investment Outlook



Limited supply combined with sustained demand continues to support long-term capital appreciation.

The Future Of Powai

The evolution of this lakeside district mirrors the transformation of Mumbai itself. From a tranquil landscape to one of the city's most desirable residential addresses, it continues to evolve while retaining its distinctive character.

The Neighbourhood Offers A Rare Urban Balance:



CONNECTIVITY TO
BUSINESS HUBS



NATURAL
SURROUNDINGS



LIFESTYLE
INFRASTRUCTURE



STRONG REAL
ESTATE FUNDAMENTALS



Representative Image

Within this evolving landscape, a new residential address now emerges - built on legacy, shaped by location, and designed for the future of city living.

An Assembly Of Esteemed Names

Behind every defining detail stands a collective of industry leaders-architects, engineers, consultants, and specialists-each chosen for their proven expertise and unwavering commitment to excellence. Together, they bring precision, innovation, and credibility to every layer of the development, ensuring a result that is as enduring as it is exceptional.



A Project by
Vascon Developers LLP

Design & Landscape Architect



Construction Partner



Structural Consultant



MEP Consultants



Finance partner

Arca & SBM