



**Transcon**  
Art of Transforming



# ALTUS ZONE

OFF LINK ROAD, MALAD WEST



**SHETH CREATORS**  
Envisioning Landmarks

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## QUICK FACTS

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Built  
**18000+**  
homes

Constructed  
**60+**  
mixed-use  
developments  
(completed  
& ongoing)

Won  
**32**  
international  
awards

Received  
LEED  
Certification,  
**ISO 9001:2008**  
&  
**ISO 14001:2004**  
certifications

Taken up  
**20+**  
mn. sq. ft.  
for development  
in India & abroad

# LOCATION ADVANTAGE & INFRASTRUCTURE STORY



## Road:

Western Express Highway 24 min



## Station:

Kandivali 2 km | 15 min  
 Malad 3 km | 15 min  
 Goregaon 4 km | 20 min



## Neighbourhood:

Mahatma Gandhi Nagar 4 km | 20 min  
 Kandivali West 5 km | 25 min  
 Pethe Nagar 5 km | 25 min  
 Malad East 4 km | 20 min

## Infrastructure:

Goregaon Sports Club 3 km | 15 min




Carmel of St. Joseph School 2 km | 15 min  
 Ryan International School 4 km | 20 min  
 Oberoi International School 6.5 km | 25 min  
 Witty International School 3.1 Km | 14 min



Infiniti Mall 3 km | 15 min  
 Evershine Mall 3 km | 15 min  
 Inorbit Mall 4 km | 20 min

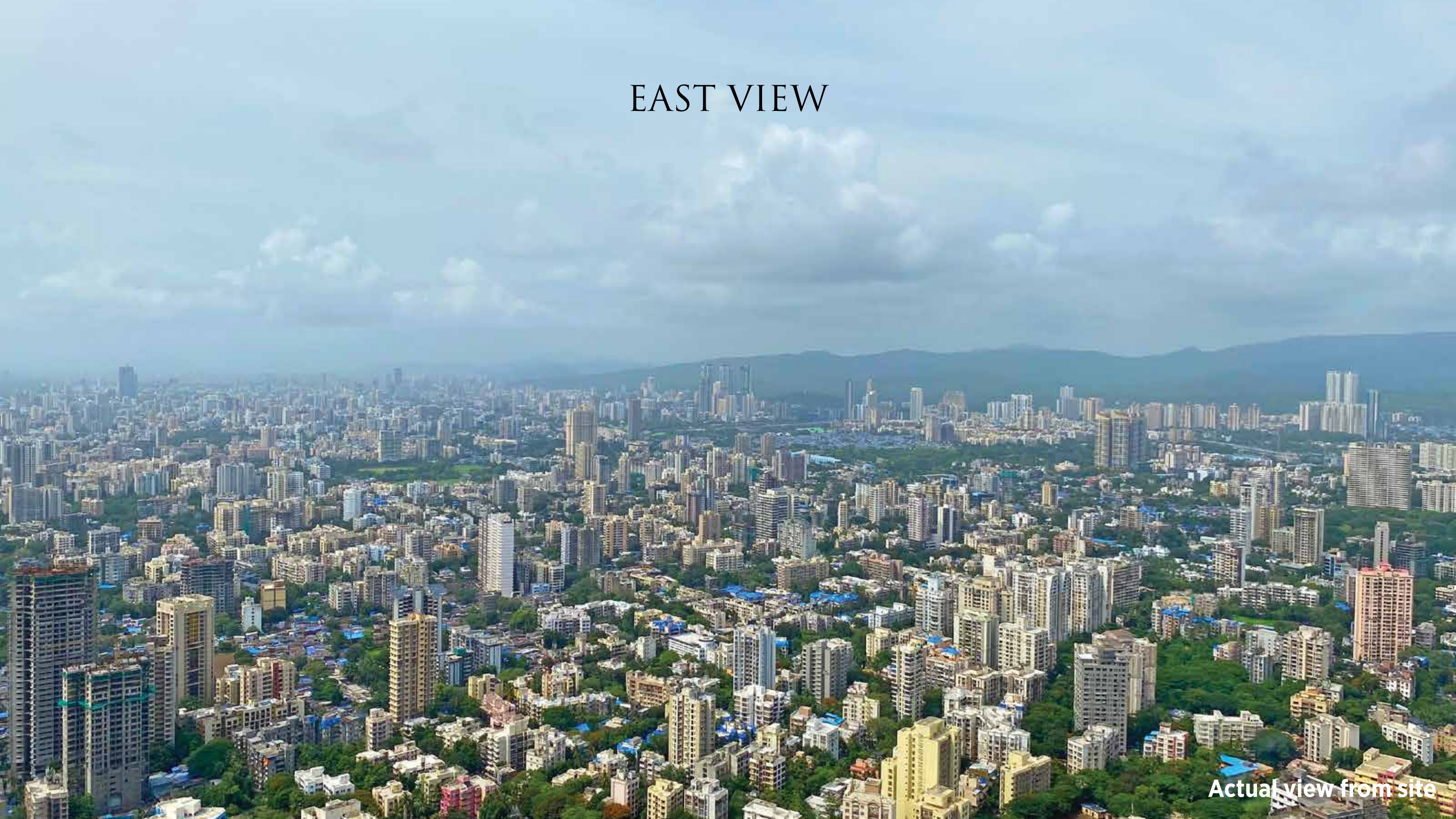
Distances as per Google Maps



TILL WHEN  
SHOULD MORNINGS  
MISS PANORAMIC  
SUNRISES?

Move into the homes that are  
placed at 280 ft. and above.

# EAST VIEW




Actual view from site

# WEST VIEW



Actual view from site

A high-angle photograph of a wooden deck overlooking a swimming pool. Two modern, light-colored lounge chairs with matching ottomans are arranged on the deck. The pool water is clear and blue, reflecting the sky. The deck is made of dark wood planks. In the background, there are green plants and a white fence.

TILL WHEN  
SHOULD EVENINGS  
LEAVE OUT  
INDULGENCES?

It's time to move up  
to homes with 30+ lifestyle features.

# LIFESTYLE AMENITIES

## REVEL

1. Lobby
2. Pool Water Jets
3. Water Cascade
4. Alfresco Deck
5. Canopy Deck
6. Pool Deck
7. Barbecue Counter
8. Party Lawn
9. Seating Deck
10. Paved Plaza
11. Multi-Purpose Hall
12. Indoor Games Room

## REJUVENATE

13. Swimming Pool
14. Bubble Pool
15. Palm Grove
16. Walkway
17. Aroma Walkway
18. Gymnasium
19. Open-Air Gym
20. Reflexology Pathway

## REJOICE

21. Kids' Pool
22. Kids' Play Area
23. Tot Lot
24. Skating Area

## PROJECT AMENITIES

- CCTV in the Common Area
- High Speed Passenger Elevators
- State-of-the-Art Firefighting Equipment
- Provision of Piped Gas Connection
- STP Plant
- Rainwater Harvesting



Grand Entrance Lobby

Image for representation purpose.



Walkway



Gymnasium

Images for representation purpose.

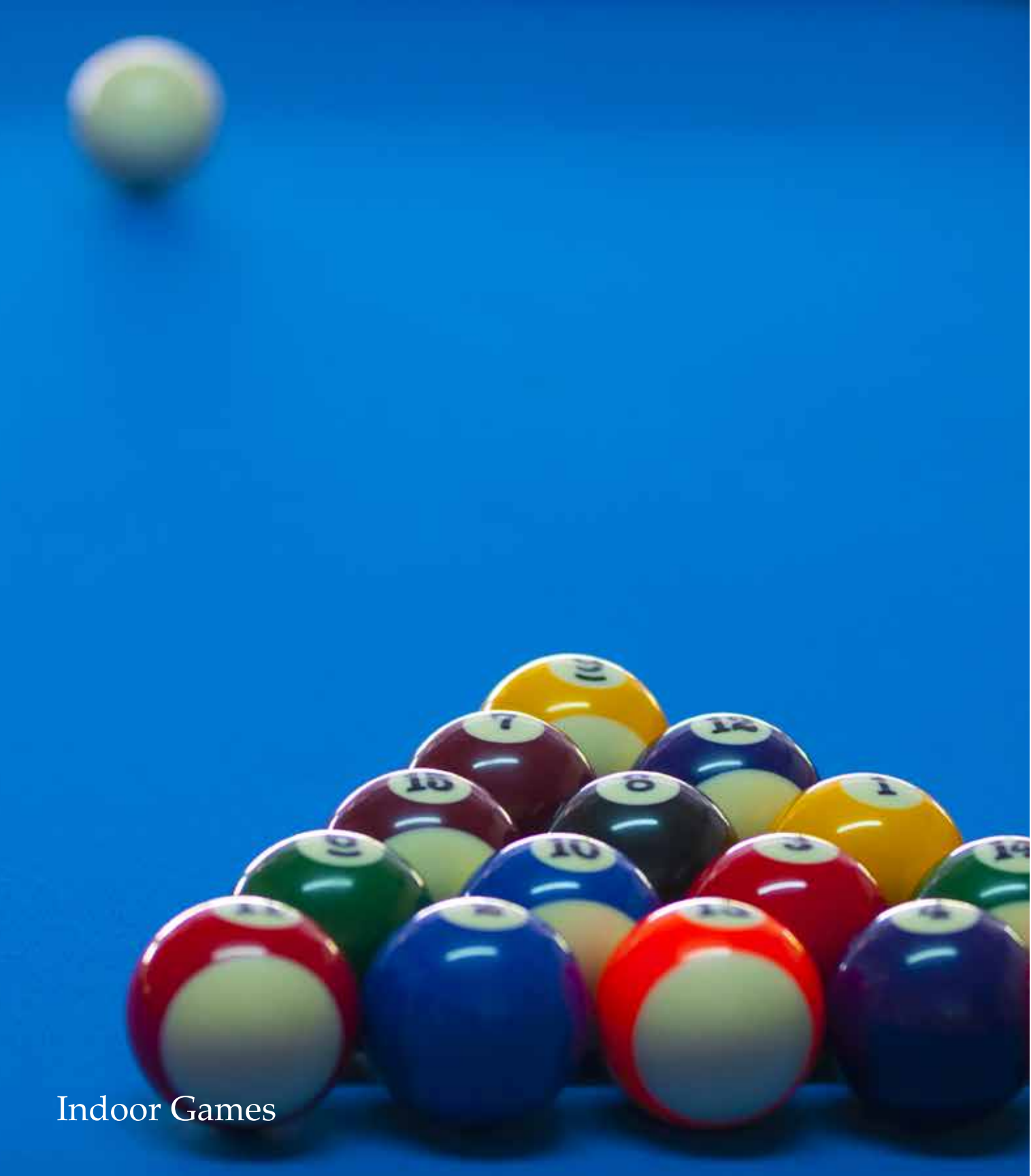


Kids' Play Area



Skating Area

Images for representation purpose.



Indoor Games



Images for representation purpose.



Pool Deck



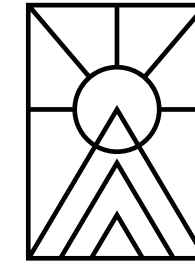
Barbecue Counter

Images for representation purpose.



Seating Deck

Image for representation purpose.



# ALTUS ZONE

OFF LINK ROAD, MALAD WEST

1 Basement

+

7 Level Podium

+

Eco-deck

+

40 Habitable Floors



## KEY CHARACTERISTICS OF THE PROJECT

Total Size of the Project : 16 Acres approx

Plot Area : 0.70 Acres

Total Number of Buildings : One Tower

No. of apartment on each floor : 8 Apartments

No. of elevators : 10 Elevators

**TOTAL NO OF APARTMENTS : 310 Units**

**TOTAL 2.5 BHK UNIT SIZE : 676.5 sq.ft.**

# MASTER LAYOUT



## PURCHASE PROPOSITION



Avail **5:90:5** scheme\*



No View Premium



Rental assurance of ₹1 Lakh\*\*  
per month until delivery



Price Protection Guarantee



No floor rise



Limited Period Offer

**Luxurious 2.5 BHK residences starting at ₹ 1.57 Cr\***

\*Subvention at an additional cost \*\*Guaranteed delivery by December' 2022

## LEGACY



**Transcon**  
Art of Transforming

Our partner, Transcon Developers has been paving a way for itself to the top by launching consecutive architectural marvels in Mumbai. Since its inception in 2010, Transcon has showed a promising strength in planning and developing residential & commercial estates that are not only state-of-the-art but also future-ready.



**SHETH** CREATORS  
Envisioning Landmarks

Sheth Creators is one of the leading and most prominent real estate companies in Maharashtra. Founded in 2011, Sheth Creators have conquered many benchmarks, bedecking the city skyline with landmarks. The company boasts of 20 million square feet residential, commercial and retail projects cross India and abroad. With the motto of 'Envisioning Landmarks' as the guiding beacon, Sheth Creators is all set to move forward and herald an era of luxury the world has never seen before.



**Transcon**  
Art of Transforming



**SHETH CREATORS**  
Envisioning Landmarks



# ALTUS ZONE

OFF LINK ROAD, MALAD WEST

*Altus Zone, Auris Serenity, Kanchpada,  
Malad (West), Mumbai - 400 064*

The project has been registered via MahaRERA registration number: P51800000970 and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects.

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