

LOCATION MAP - ULWE, NAVI MUMBAI.



Project by



SM DEVELOPERS

Builders, Developers & Engineers

Office : SM Plaza, Plot No. 24/25, Sector - 50 (Old), Nerul, Navi Mumbai - 400 706.

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Site Address : Plot No. 198F, Sector - 23, Ulwe, Navi Mumbai.



MAHARERA REGISTRATION
No.PR1270002501581
<https://maharera.maharashtra.gov.in>

For Booking Contact :

9082200826 / 9022175599

9820682715

Architect : **TRIARCH DESIGN STUDIO** RCC Consultant : **ADHARSHILA CONSULTANTS**

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23 Triarch design 9870329554



**Plot No.198F, Sector - 23, Ulwe,
Navi Mumbai.**

Spaces empowering you to enjoy life everyday



PROJECT FEATURES

- G+7 Storyed Residential Cum Commercial Project.
- Tripartite CIDCO transfer plot.
- Signature styled 1 BHK Flats.
- Master bed Concept For 1BHK .
- Plan approved by CIDCO.
- Fitness center on the 2nd Floor.
- Earthquake resistant R. C. C. Design.
- Lift of reputed brand.
- Loan available from all leading Banks.





MUMBAI TRANS HARBOUR LINK (ATUL SETU)



NAVI MUMBAI INTERNATIONAL AIRPORT

SPECIFICATION

AIRPORT TO AIRPORT
METRO



NERUL-URAN RAILWAY LINE
(MUMBAI SUBURBAN RAILWAY)



AMARA MARG
CONNECTION TO NMIA



LOCATION FEATURES

- MIT Gurukul School Walking distance from - 4Min.
- 5 Mins. walkable distance from Bamandongri Railway Station.
- Navi Mumbai International Airport. - 1KM.
- Ramseth Thakur Sports Complex - 1.5KM.
- Mumbai Trans Harbour Link (MTHL) - Entry & Exit - 1KM.
- Adjacent to Ulwe Navi Mumbai SEZ & Airport Entry Gate.
- 2 KM away from Edu City, Sports City, Semiconductor Industry & Aero City.
- Connected to Belapur, Nerul, Vashi & South Mumbai.
- Located Near Jawaharlal Nehru Port & JNPT SEZ , Integrated Industrial Area (NMSEZ)



FLOORING

- Vitrified flooring in all rooms.
- Anti-skid flooring in Toilet & Bath.



WALLS AND PAINTS

- Internal walls plaster and Gypsum finish.
- Emulsion paint for internal walls.
- Acrylic paint for external walls.



KITCHEN

- Granite Kitchen platform with S. S. Sink.
- Designer glazed tiles upto beam bottom.
- Water purifier point.



BATH & WC

- Designer glazed tiles upto beam bottom.
- Branded sanitary wares.
- Premium Quality C. P. Fittings.
- Exhaust Fan & Geyser point.



DOORS & WINDOWS

- Decorative laminate main door with wooden frame.
- Decorative laminate internal doors with granite / wooden frame.
- Powder coated Aluminum sliding windows.



WATER TANK

- Underground and Overhead water tank with adequate storage capacity.



ELECTRIFICATION

- Concealed copper wiring with MCB's.
- Adequate electrical points in all rooms.
- ISI modular switches of premium make.



TERRACE

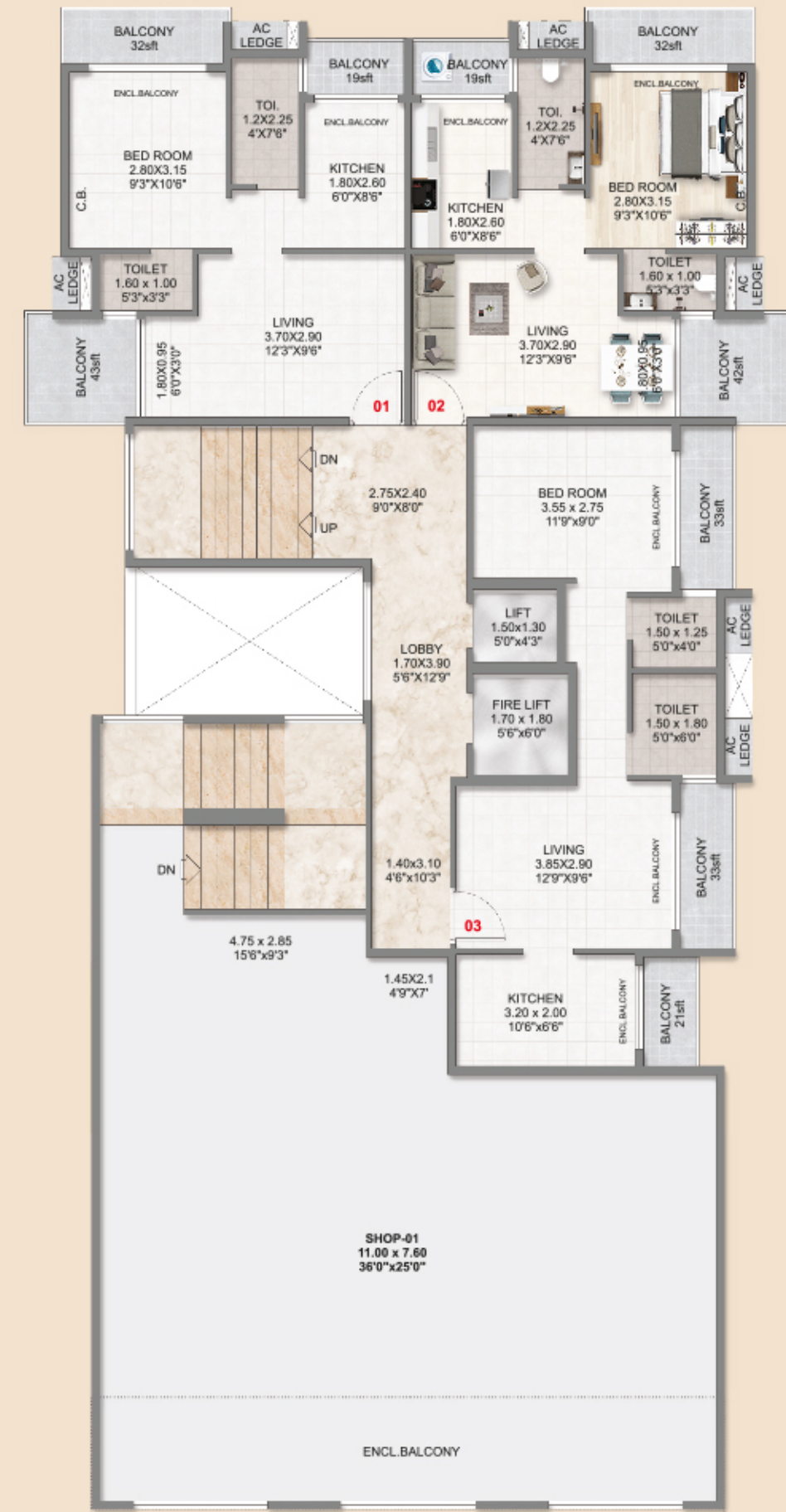
- Water proofing treatment on top floor.

GROUND FLOOR PLAN



←----- 30.00 M. WIDE ROAD -----→

FIRST FLOOR PLAN



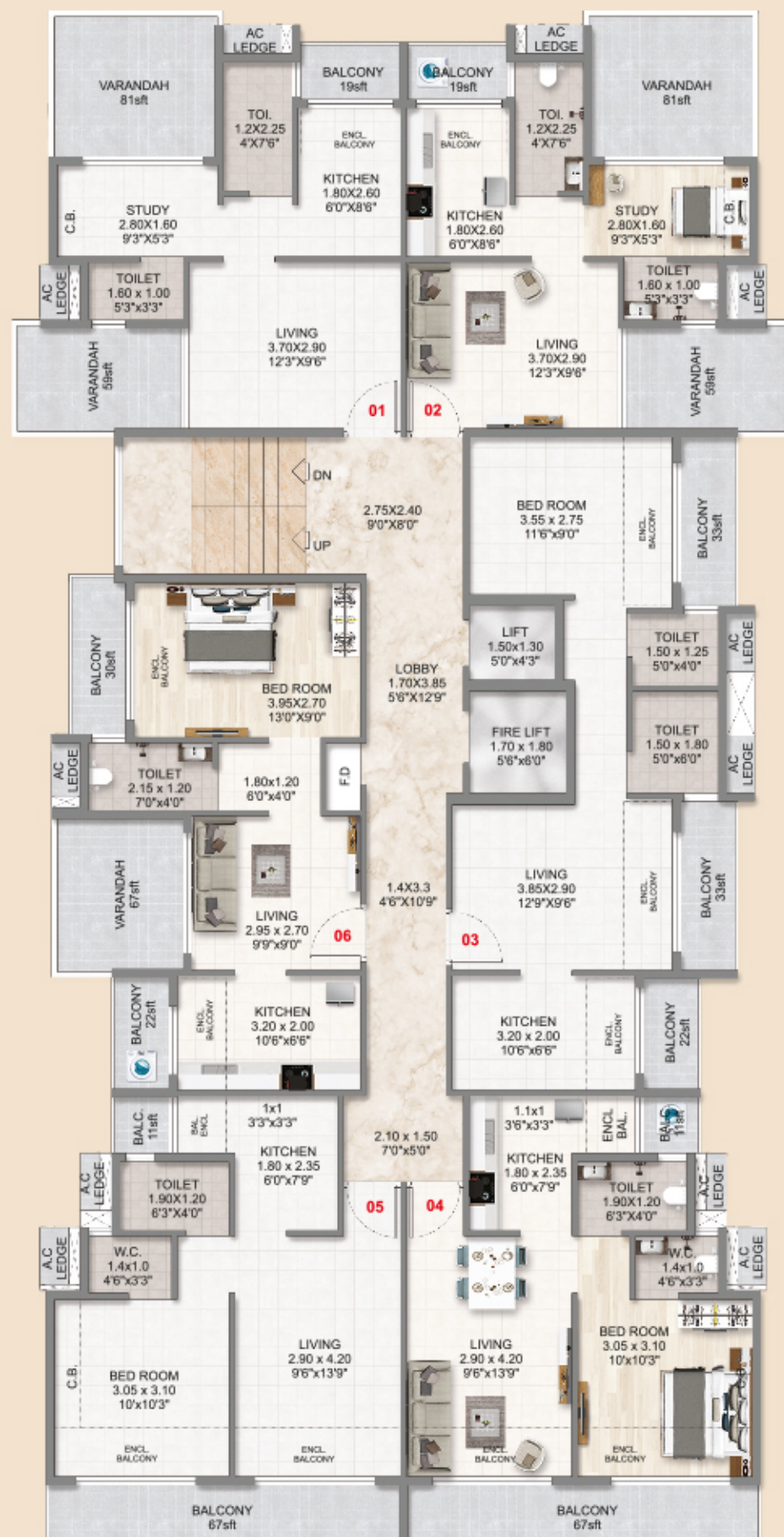
←----- 30.00 M. WIDE ROAD -----→

This floor plan illustrates a multi-story residential building with a central lobby and various apartment units. The layout includes:

- Central Lobby:** A large central area with a staircase (DN/UP), a fire escape (FD), and a lift. It is surrounded by common areas and storage spaces.
- Units and Rooms:**
 - Top Units:** Feature balconies, AC ledges, and encl. balconies. Rooms include bedrooms (e.g., 2.80x3.15, 3.05x3.10), living areas (e.g., 3.70x2.90, 3.70x2.90), kitchens (e.g., 1.80x2.60, 1.80x2.60), and bathrooms/toilets (e.g., 1.2x2.25, 1.60x1.00).
 - Middle Units:** Include a drivers room (3.95x2.70), a fitness centre (4.75 x 2.70), and a living area (3.85x2.90). They also have balconies and encl. balconies.
 - Bottom Units:** Feature bedrooms (e.g., 3.05 x 3.10, 3.05 x 3.10), living areas (e.g., 2.90 x 4.20, 2.90 x 4.20), kitchens (e.g., 1.80 x 2.35, 1.80 x 2.35), and bathrooms/toilets (e.g., 1.90x1.20, 1.4x1.0).
- Common Areas:** A central lobby with a staircase, a fire escape, and a lift. There are also common areas with seating and storage.
- Storage and Balconies:** Various units have balconies, encl. balconies, and storage spaces. Some units have AC ledges.
- Other Features:** A chajja (covered walkway) is located near the fitness centre. There are also several terraces and balconies throughout the building.

[illegible]

SEVENTH FLOOR PLAN



←----- 30.00 M. WIDE ROAD ----->



1BHK FLAT (3D VIEW)



1BHK FLAT (3D VIEW)

