



Where Luxury Resides

Date : 19th August 2013



AHUJA CONSTRUCTIONS
The art of extraordinary living.

Welcome to

Ahuja Towers – Where Luxury Resides



Rendered Image of the Ahuja Towers Lobby



AGENDA

- Overview
- Location
- USPs
- Amenities
- Views
- Construction Progress
- List of Consultants
- Awards & Recognition

Overview

- **53 storey** iconic residential towers located at Worli
- A testament of Timeless Design, Classic Elegance, Approachable Luxury and International Lifestyle
- Caters to the aspirations of the new-age, globe-trotters who have experienced superior level of services, and are willing to pay for the best
- Architecture design by **P&T, Singapore** and Interiors by **Wilson Associates, New York**
- Exclusive **4 BHK** and limited **6 BHK duplex** apartments
- **13 ft.** floor to ceiling height with a **270 degree** city and sea view
- Premium marble, exotic stones, fittings and fixtures sourced from across the globe
- Separate entry at the rear of the building similar to 5 Star hotels
- **60,000 sq.ft.** of common spaces with club and lifestyle amenities
- Fully serviced building with Valet, Concierge, Housekeeping and Chef on demand
- Facilities such as mini theater, cigar room, wine cellar & more
- Pre-certified with a **Gold Rating** from LEED

Location



USPs

Location

- Centrally Located, 5 mins away for the Bandra-Worli sea link, stunning 270 degree sea and city view

Exclusivity

- Only 72 apartments - 4 BHK and limited 6 BHK duplex apartments

Grand Living Spaces

- 13ft floor to ceiling height, 750 sq.ft. Living Room, Master Bedroom with a Walk-In Wardrobe etc.

Glass Façade

- Low e-glass from Viracon(USA), triple paned, double glazed, shatter proof & sound proof

Approvals

- Old DCR, possession certainty, structure ready

Awards & Recognition

- 5 National and 6 International till date

Funding

- Funded by Apollo, ICICI Bank and ICICI Ventures

USPs

Green Building

- Pre certified Gold rating from LEED

Fully air conditioned VRV home

- 18 Tonne Daikin AC with 2 ton air purification unit & 450 litre water heater

13 expert International Consultants

- P&T Singapore, Wilson Associates New York, ARUP, Singapore, Viracon USA, BMT Fluid Mechanics, UK etc.

Best Specifications

- Premium marble, exotic stones, fittings and fixtures sourced from various parts of the world

Best Services

- Concierge service by Quintessentially, Valet, Chef on demand, Car wash bay at every parking level

High Speed Elevators

- 9 elevators for 72 apartments(4 private, 2 service and 3 common)

AMENITIES



Business Area



Designer Spa



Salon



Mini Theatre



Gymnasium



Jacuzzi



Yoga Room



Kids Zone



Club House – Reception area

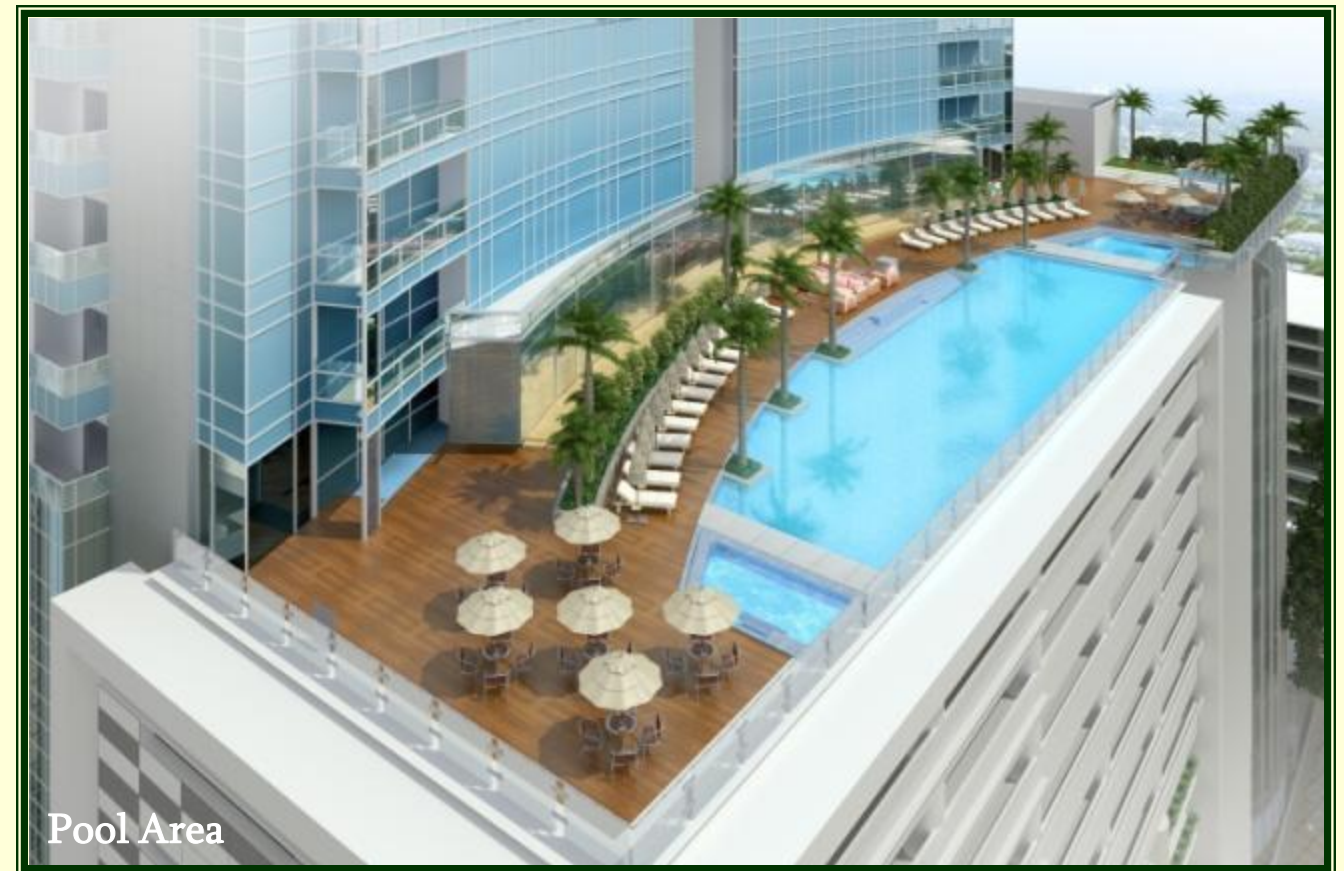
Lower Club Level Amenities

- Lobby Lounge / Seating Lounge / Seating Hallway
- Leisure Lounge
- Parent's Lounge
- Multipurpose Children's Room
- Mini Theatre / AV Room
- Children's Play Area
- Music Corner / Sports Simulator
- Card Rooms
- Snooker Room
- Table Tennis (Multifunctional Area)
- Tai-Chi Plaza
- Gathering Hall
- Pre Function Room
- Multipurpose Hall
- Pantry / Kitchen



Upper Club Level Amenities

- Yoga Room
- Outdoor Dining / Bar
- Mini Amphitheatre
- Garden Sanctuary & Open Courtyard
- Lap Pool & Kids Pool
- Pool Deck / Outdoor Deck
- Children's Play Area
- Outdoor Jacuzzi & Spa Pool
- Indoor Steam / Sauna & Jacuzzi
- Salon & Spa Treatment Rooms
- Ladies Lounge & Changing Room
- Gents Lounge & Changing Room
- Gymnasium
- Squash Court
- Reflexology Path & Aroma Garden
- Meditation Plaza / Sculpture Plaza



Sky Decks Amenities

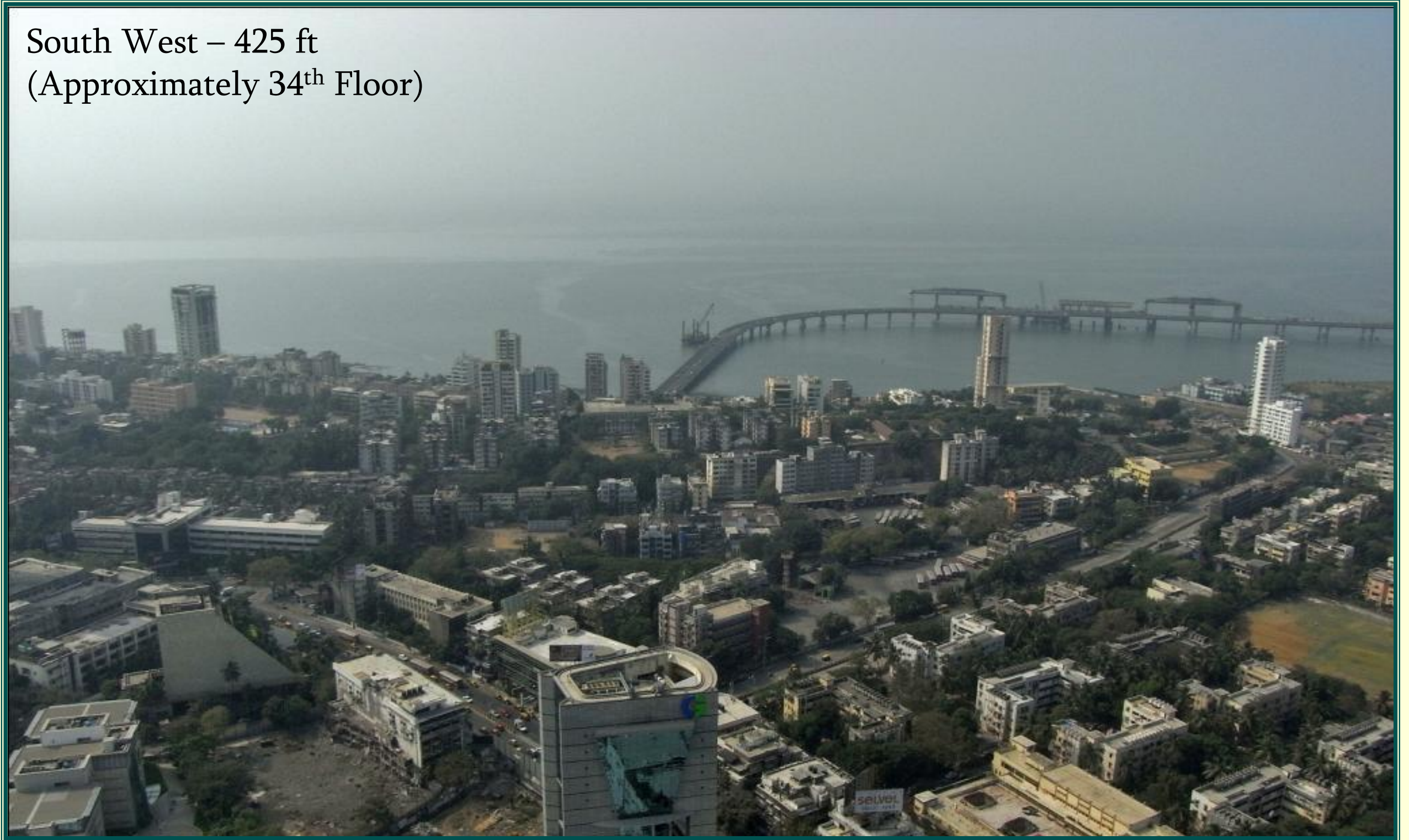
Zest (25th Level) & Velvet (41st Level)

- Rentable Function Space with separate pantry
- Lounge / Reading Area
- Business Centre
- Board Room
- Conference Room
- Cigar Room
- Private Dining
- Formal Party Space
- Wine Cellar



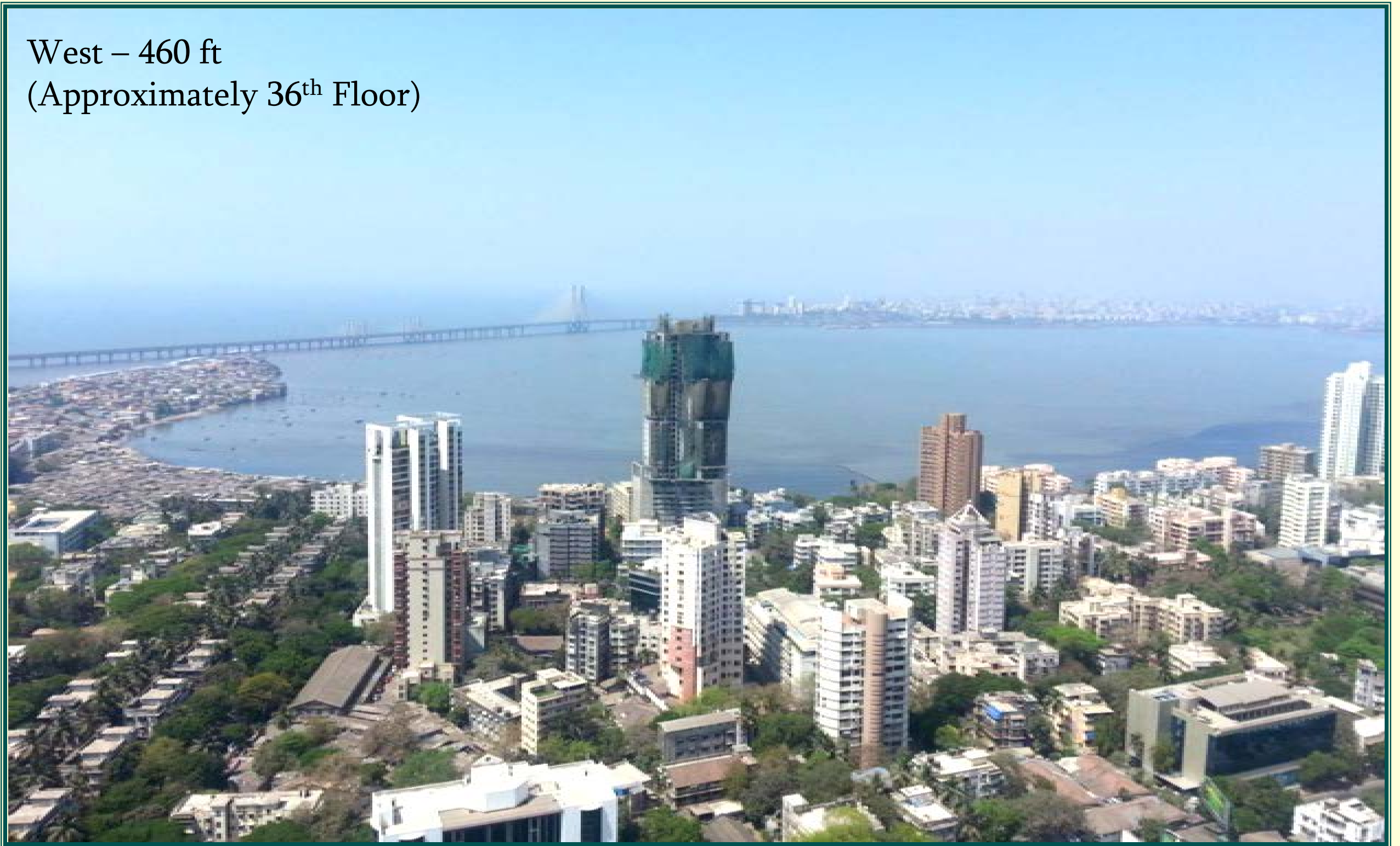
VIEWS

South West – 425 ft
(Approximately 34th Floor)



VIEWS

West – 460 ft
(Approximately 36th Floor)



VIEWS

North West – 550 ft
(Approximately 43rd Floor)



VIEWS

East – 480 ft
(Approximately 38th Floor)



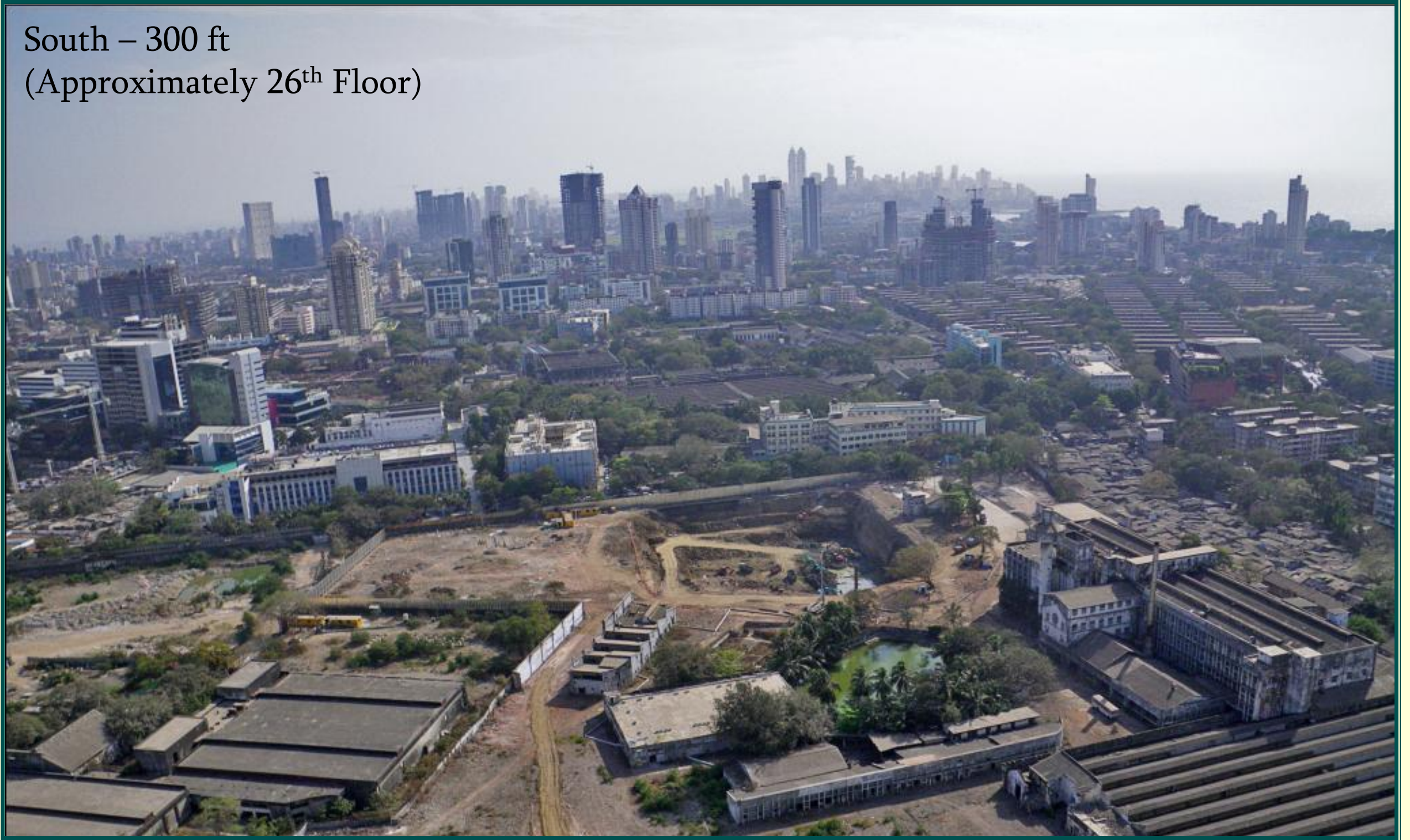
VIEWS

South East – 350 ft
(Approximately 29th Floor)



VIEWS

South – 300 ft
(Approximately 26th Floor)



Construction Progress



August 2011



August 2012



August 2013

List of Consultants

Architecture Design

- Palmer & Turner Architects, Singapore

Interior Design

- Wilson Associates, New York

Structural Consultants

- J+W Consultants, India

MEP Consultants

- John Mech-El Technologies Pvt Ltd, India

Landscape Design

- Site Concepts International, Singapore

Façade Consultants

- ARUP, Singapore

Façade Contractor

- Glass Walls, India

Project Management Services

- Pantheon Project Management services, India

Cost Consultants

- Gardiner & Theobald, India

Wind Tunnel Testing

- BMT Fluid Mechanics, UK

Green Building

- Spectral Services, India

Structural Design Review

- WSP Cantor Seinuk, India & New York

List of Consultants

MEP Design Review

- Buro Happold, India

Construction Contractor

- L&T Construction, India

Liasoning

- P.N Bhole Associates, India

Lighting Consultants

- Lighting Planner Associates, Pte. Ltd Singapore

Low E-Glass

- Viracon, USA

Lift Contractors

- Mitsubishi, Japan

Plumbing & Mechanical Contractors

- Sterling & Wilson, India

VRV Air Conditioning Systems

- Daikin, India

Creative Agency

- JWT, India

Awards and Accolades

 ASIA PACIFIC PROPERTY AWARDS in association with Bloomberg TELEVISION ★★★★★ BEST HIGH-RISE ARCHITECTURE INDIA Ahuja Towers, Mumbai by P&T Consultants Pte Ltd 2011	 INTERNATIONAL PROPERTY AWARDS ASIA PACIFIC in association with HSBC HIGHLY COMMEDED RESIDENTIAL RENOVATION/ REDEVELOPMENT INDIA Ahuja Towers by Ahuja Constructions 2012-2013	 ASIA PACIFIC PROPERTY AWARDS INTERIOR DESIGN Official airline partner virgin atlantic ★★★★★ BEST INTERIOR DESIGN SHOW HOME INDIA Ahuja Towers by Ahuja Constructions 2013-2014	 ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT Official airline partner virgin atlantic HIGHLY COMMEDED DEVELOPMENT MARKETING INDIA Ahuja Towers by Ahuja Constructions 2013-2014	 ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE Official airline partner virgin atlantic HIGHLY COMMEDED HIGH-RISE ARCHITECTURE INDIA Ahuja Towers by Ahuja Constructions 2013-2014	 ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE Official airline partner virgin atlantic HIGHLY COMMEDED ARCHITECTURE MULTIPLE RESIDENCE INDIA Ahuja Towers by Ahuja Constructions 2013-2014	 ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT Official airline partner virgin atlantic HIGHLY COMMEDED RESIDENTIAL RENOVATION/ REDEVELOPMENT INDIA Ahuja Towers by Ahuja Constructions 2013-2014
 RICS the mark of property professionalism worldwide  SERENISSIMA CIRA INDUSTRIE CERAMICHE  smeg technology with style  KOHLER KOHLER  smeg technology with style						

Awards and Accolades

