



The art of extraordinary living.

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THE
LIFE TO
LOVE



AHUJA - L'AMOR

At L'AMOR, you would not be just walking into a new home, you would be stepping into a whole new lifestyle - that's one of its kind in Oshiwara. Where every architectural detail of this 36 storey structure is designed for your comfort and luxury, and every amenity underlines your need for leisure and entertainment. As much as you would enjoy living in L'AMOR apartments, you would love stepping out. For never before were malls, restaurants, supermarkets and the railway station so easily accessible. So if you are looking for that dream home in Oshiwara, look no further than L'AMOR.

L'AMOR

A JOINT VENTURE WITH **BBJ** WORLDWIDE

An aerial photograph of a city grid. A specific rectangular area on the left side is highlighted with a semi-transparent orange border. Inside this highlighted area, there is a 3D architectural rendering of a proposed development. This rendering includes several tall, modern skyscrapers with glass facades, smaller commercial-style buildings, green-roofed structures, and landscaped outdoor spaces with trees and walkways. To the right of the highlighted area, the city continues with a dense arrangement of existing, lower-rise buildings. A large, open green field is visible in the lower right quadrant of the image.

FOR

LANDMARK



One of the keys to a successful, prosperous life is being at the right place at the right time. This is the place. And now is the time. As you might know, Oshiwara is fast catching up as one of Mumbai's most sought after localities. And there is no property here that's as perfectly located as L'AMOR. S.V.Road and Link road a hop skip and jump and the upcoming Oshiwara station just 10 mins away. As for that shopping bug that grabs you every once in a while, well, its easy to satisfy that. Some of the finest malls, lifestyle stores and restaurants are a stone throw' s away. In any direction.

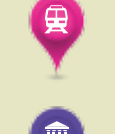
THE PERFECT LOCATION

- Upcoming Oshiwara Station - 10 minutes away
- Close to S.V. Road and Link Road
- Good connectivity to surrounding commercial hubs
- Malls and shopping destinations a stone's throw away

**AHUJA - BBJ Layout**

**SALES OFFICE**

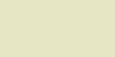
**HOSPITAL/CLINIC**

**RAILWAY STATION**

**BANK**

**MOVIE THEATRE**

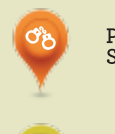
**RESTAURANT**

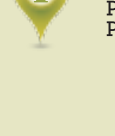
**COLLEGE**

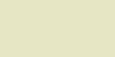
**GARDEN**

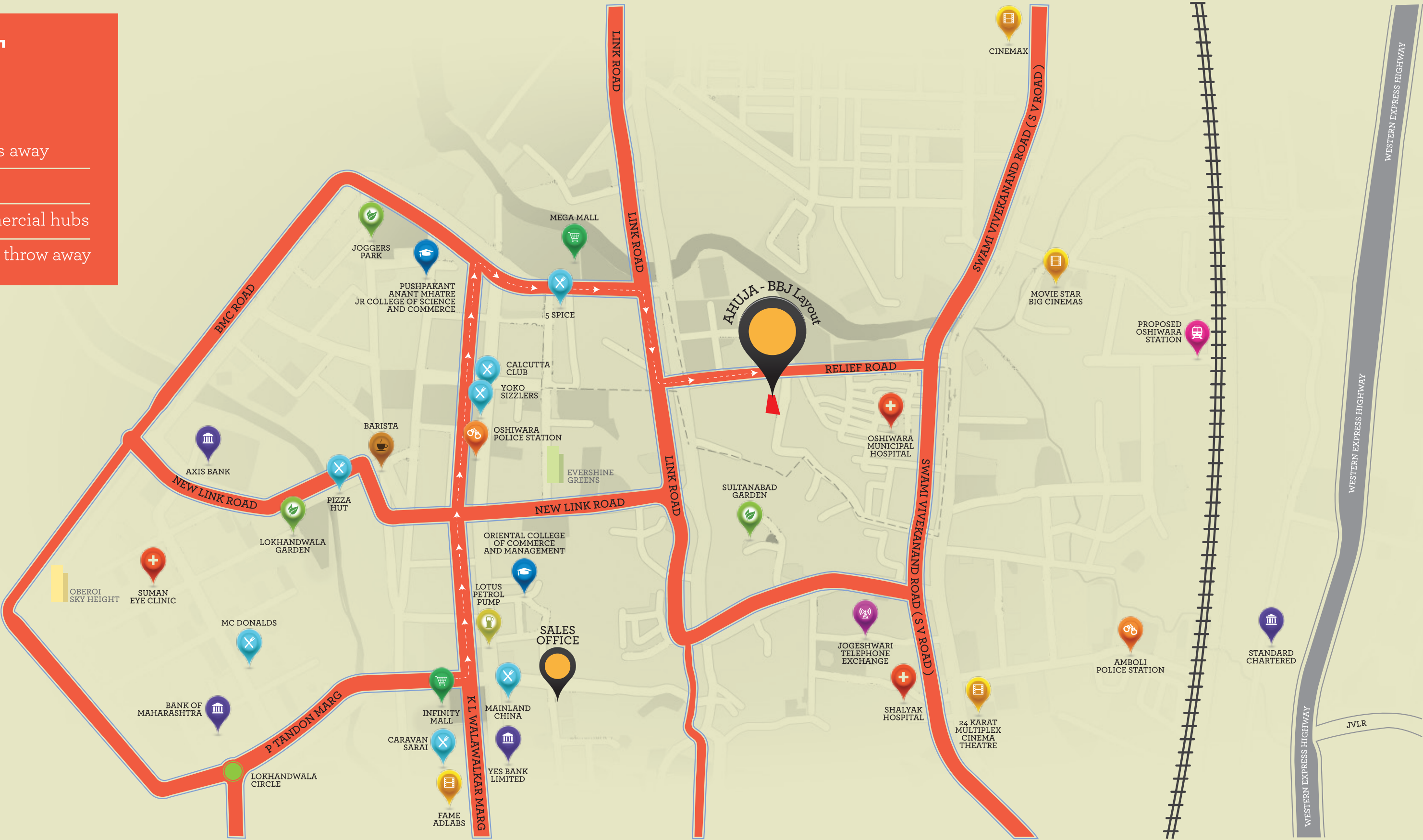
**TELEPHONE EXCHANGE**

**CAFE**

**MALL**

**POLICE STATION**

**LOTUS PETROL PUMP**





FOR

LIFESTYLE



Entering your own L'AMOR apartment is symbolic, for you are now about to enter a new phase of your life. When you begin to enjoy the fruit of those years of hard work. When you finally, genuinely begin to relax. When luxury and comfort take precedence over mere functionality. At L'AMOR, we have made every endeavor to heighten your sense of luxury, whichever room you might be in. Be it the imported marble flooring in the living room, the wooden floors in the bedroom, the premium fittings in the bathroom or black granite platform in the kitchen, every detail, however small will only reaffirm that you are now living the good life.



FOR

LEISURE



Work stress should never consume you. If anything should, it's the sheer pleasures of life. At L'AMOR, you will find these little pleasures in ready abundance. How about a game of squash for instance, with your long-standing rival, at the air-conditioned clubhouse? Or a leisurely Sunday morning swim in the swanky sky pool? Or if work stress is still bothering you, let it ebb and fade away as you walk barefoot on the reflexology path. If meditation is more your thing, you are sure to find your inner chi in the spacious and air-conditioned yoga center. But if you are one of those who believes nothing can beat a runner's high, what better place to find it than on the jogging track on the terrace.



L'AMOR is a joint venture project between Ahuja Constructions and BBJ Worldwide. The plot houses 2 buildings of Ahuja Constructions and 2 by BBJ Worldwide, each having its own entrances and amenities.

We at Ahuja Constructions constantly endeavor to be the architects of change in the city skylines. Right from conceptualization to planning, and then finally to the execution of a residential project, our focus is to build spaces that exemplify the art of extraordinary living. And now, L'AMOR is about to bear further proof of our commitment to our corporate philosophy.

BUILDING HIGHLIGHTS

EXCLUSIVE 2 & 3 BHK APARTMENTS

THOUGHTFUL FEATURES

- Grand Entrance Lobby with imported marble flooring
- Exquisite Designed Lift Lobby on each floor
- High Speed Elevators
- Mechanical Car parking
- Picturesque Landscaping
- Sky Gardens
- Rain Water Harvesting
- Garbage Chute
- D.G. backup and meter room for emergency services

RECREATIONAL FACILITIES

- Air conditioned Clubhouse with Gymnasium, Aerobics/Yoga Room, Reflexology Path, Library, Indoor Games, Children's Play Area and Senior Citizens Area
- Lap Pool with Pool Deck, Kids' Pool, Steam Room and Outdoor Jacuzzi
- Jogging track, Meditation Plaza, Squash Court, Aroma garden, Amphitheatre, Party & Viewing Deck on the Terrace

SAFETY & SECURITY

- Video Door Phone • Intercom facility
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APARTMENT FEATURES

- Apartment designed by Suying Metropolitan Studio Pte Ltd - Singapore
- Vitrified tile with skirting in all rooms
- Split AC provision
- TV and Telephone points in all rooms including kitchen
- Fully Glazed windows with tinted glass
- POP finished interiors

LIVING ROOM AND BEDROOMS

- Imported marble flooring in Living Room
- Master Bedroom with wooden laminated flooring

KITCHEN

- Black Granite Kitchen Platform
- Sink, Geyser, Water purifier, Boiler and Exhaust fan
- Provision for dish washer and pipe gas
- Washing Machine provision in dry yard

BATHROOM

- International brand sanitary ware and fittings
 - 25L Boiler and Exhaust fan
 - Glass Partition for bathing area
 - False ceiling with acrylic sheet in aluminium framing
 - Anti Skid vitrified tiles
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MASTER PLAN - GROUND FLOOR PLAN

Plans are subject to change as may be approved by the relevant authority.
The promoters have the right to alter / add / include / exclude / amend any amenities, features or plans at their discretion.



MASTER PLAN - 1ST TO 10TH FLOOR PLAN

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MASTER PLAN - 11TH FLOOR PLAN WITH DECK



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MASTER PLAN - TERRACE FLOOR PLAN



CITY VIEW

SEA
&
CITY VIEW
(MANGROVES
AND
LOKHANDWALA)



CITY VIEW

CITY VIEW
(AAREY COLONY)



***A* WING**

FLAT NO.	TYPE	CARPET AREA
1	3BHK-01 (LUXURY)	1249.79 SQ.FT.
2	3BHK-02 (COMPACT)	1173.03 SQ.FT.
3	2BHK-01 (LUXURY)	923.61 SQ.FT.
4	2BHK-02 (COMPACT)	777.26 SQ.FT.

***B* WING**

FLAT NO.	TYPE	CARPET AREA
1	3BHK-01 (LUXURY)	1249.79 SQ.FT.
2	3BHK-03 (COMPACT)	1174.93 SQ.FT.
3	2BHK-01 (LUXURY)	923.61 SQ.FT.
4	2BHK-02 (COMPACT)	777.26 SQ.FT.

TYPICAL FLOOR PLAN



RELIEF ROAD

R.M. ROAD

KEY PLAN

RELIEF ROAD

R.M. ROAD

KEY PLAN

2 BHK - 01 (LUXURY)

- B1. LIVING/DINING
24'3" x 11'6" + 9'4" x 6'1" + 4'7" x 4'3" = 355.06 SQ.FT.
- B2. KITCHEN
10'9" x 7'10" = 84.17 SQ.FT.
- B3. DRY YARD
4'0" x 2'6" + 8.23 = 18.23 SQ.FT.
- B4. BEDROOM 1
10'2" x 13'1" = 132.97 SQ.FT.
- B5. BATHROOM 1
8'6" x 5'7" = 47.43 SQ.FT.
- B6. PASSAGE
3'4" x 6'7" + 11.30 = 33.93 SQ.FT.
- B7. MASTER BEDROOM
11'2" x 13'1" + 8'11" x 6'1" = 200.14 SQ.FT.
- B8. MASTER BATHROOM
8'6" x 6'1" = 51.68 SQ.FT.

TOTAL CARPET AREA = 923.61 SQ.FT.



All areas mentioned are in sq.ft.
The internal furniture / room uses are tentative and the floor plan is flexible. The columns, elevators, shafts and staircases are not movable.
The above plan is not to scale and the dimensions mentioned are from the unfinished surface.
Plans are subject to change as may be approved by the relevant authority.

2BHK - 01 UNIT PLAN (LUXURY)





2 BHK - 02 (COMPACT)

- C1. LIVING/DINING
19'8" x 10'6" + 9'9" x 5'3" = 257.62 SQ.FT.
- C2. KITCHEN
12'0" x 7'5" = 88.92 SQ.FT.
- C3. DRY YARD
6'0" x 2'6" + 9.20 = 21.20 SQ.FT.
- C4. BEDROOM 1
10'4" x 10'0" + 6'7" x 5'9" = 141.13 SQ.FT.
- C5. BATHROOM 1
8'7" x 5'7" = 47.87 SQ.FT.
- C6. PASSAGE
3'5" x 6'3" + 7.10 = 28.41 SQ.FT.
- C7. MASTER BEDROOM
10'6" x 14'3" = 149.62 SQ.FT.
- C8. MASTER BATHROOM
5'0" x 8'6" = 42.50 SQ.FT.

TOTAL CARPET AREA = 777.28 SQ.FT.



2BHK - 02 UNIT PLAN (COMPACT)



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3 BHK - 01 (LUXURY)

- A1. LIVING/DINING
24'3" x 15'1" + 11'5" x 6'5" = 438.84 SQ.FT.
- A2. KITCHEN
10'4" x 7'10" = 80.88 SQ.FT.
- A3. DRY YARD
6'0" x 2'6" + 18.52 = 33.52 SQ.FT.
- A4. BEDROOM 1
12'0" x 12'4" + 3'5" x 6'5" = 169.82 SQ.FT.
- A5. BATHROOM 1
8'0" x 6'0" = 48.00 SQ.FT.
- A6. BED ROOM 2
12'4" x 12'0" = 147.96 SQ.FT.
- A7. BATHROOM 2
8'6" x 5'7" = 47.43 SQ.FT.
- A8. PASSAGE
3'5" x 9'6" + 10.76 = 43.16 SQ.FT.
- A9. MASTER BEDROOM
13'9" x 12'4" + 3'5" x 3'5" = 181.20 SQ.FT.
- A10. MASTER BATHROOM
9'10" x 6'0" = 58.98 SQ.FT.

TOTAL CARPET AREA = 1249.79 SQ.FT.



3 BHK - 01 UNIT PLAN (LUXURY)



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3 BHK - 02 (COMPACT)

- D1. LIVING/DINING
24' 3" x 13'1" + 10'10" x 5'8" = 378.50 SQ.FT.
- D2. KITCHEN
7'5" x 11'3" + 1'5"x1'8" = 85.70 SQ.FT.
- D3. DRY YARD
2'6" x 9'4" + 22.12 = 45.44 SQ.FT.
- D4. BEDROOM 1
13'0" x 10'0" = 130.00 SQ.FT.
- D5. BATHROOM 1
9'2" x 5'2" = 47.35 SQ.FT.
- D6. BEDROOM 2
13'0" x 10'0" = 130.00SQ.FT.
- D7. BATHROOM 2
5'2" x 7'1" = 36.57 SQ.FT.
- D8. PASSAGE
3'5" x 14'7" + 13.67 = 63.38 SQ.FT.
- D9. MASTER BEDROOM
15'11" x 10'10" + 3'5" x 4'9" + 3'5" x 6'5" = 210.36 SQ.FT.
- D10. MASTER BATHROOM
5'8" x 8'1" = 45.73 SQ.FT.

TOTAL CARPET AREA = 1173.03 SQ.FT.



3 BHK - 02 UNIT PLAN (COMPACT)



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3 BHK - 03 (COMPACT)

- H1. LIVING/DINING
12'6" x 24'3" + 4'6" x 10'10" = 351.86 SQ.FT.
- H2. KITCHEN
11'3" x 7'5" + 2'0" x 1'5" = 86.36 SQ.FT.
- H3. DRY YARD
9'4" x 2'6" + 28.36 = 51.68 SQ.FT.
- H4. BEDROOM 1
10'0" x 13'0" = 130.00 SQ.FT.
- H5. BATHROOM 1
5'3" x 9'2" = 48.12 SQ.FT.
- H6. BEDROOM 2
10'0" x 13'0" = 130.00 SQ.FT.
- H7. BATHROOM 2
7'5" x 5'2" = 38.28 SQ.FT.
- H8. PASSAGE
18'6" x 3'5" + 14.85 = 77.94 SQ.FT.
- H9. MASTER BEDROOM
15'1" x 10'10" + 5'11" x 5'7" + 3'9" x 3'5" = 209.09SQ.FT.
- H10. MASTER BATHROOM
9'10" x 5'3" = 51.60 SQ.FT.

TOTAL CARPET AREA = 1174.93 SQ.FT.



3 BHK - 03 UNIT PLAN (COMPACT)



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