





EUPHORIA
RESIDENCES FOR THE KINGS AT HEART!



IT'S TIME THE KINGS AT HEART TAKE OVER!

THANKFULLY,
LUXURIES ARE NOT
LIMITED FOR THE
BLUE BLOODED
ANYMORE!

PRESENTING



EUPHORIA

RESIDENCES FOR THE KINGS AT HEART!



A PROJECT BY




TODAYGLOBAL
TODAY'S PROMISE. TOMORROW'S REALITY.



TRUST • IDEAS
OPPORTUNITIES

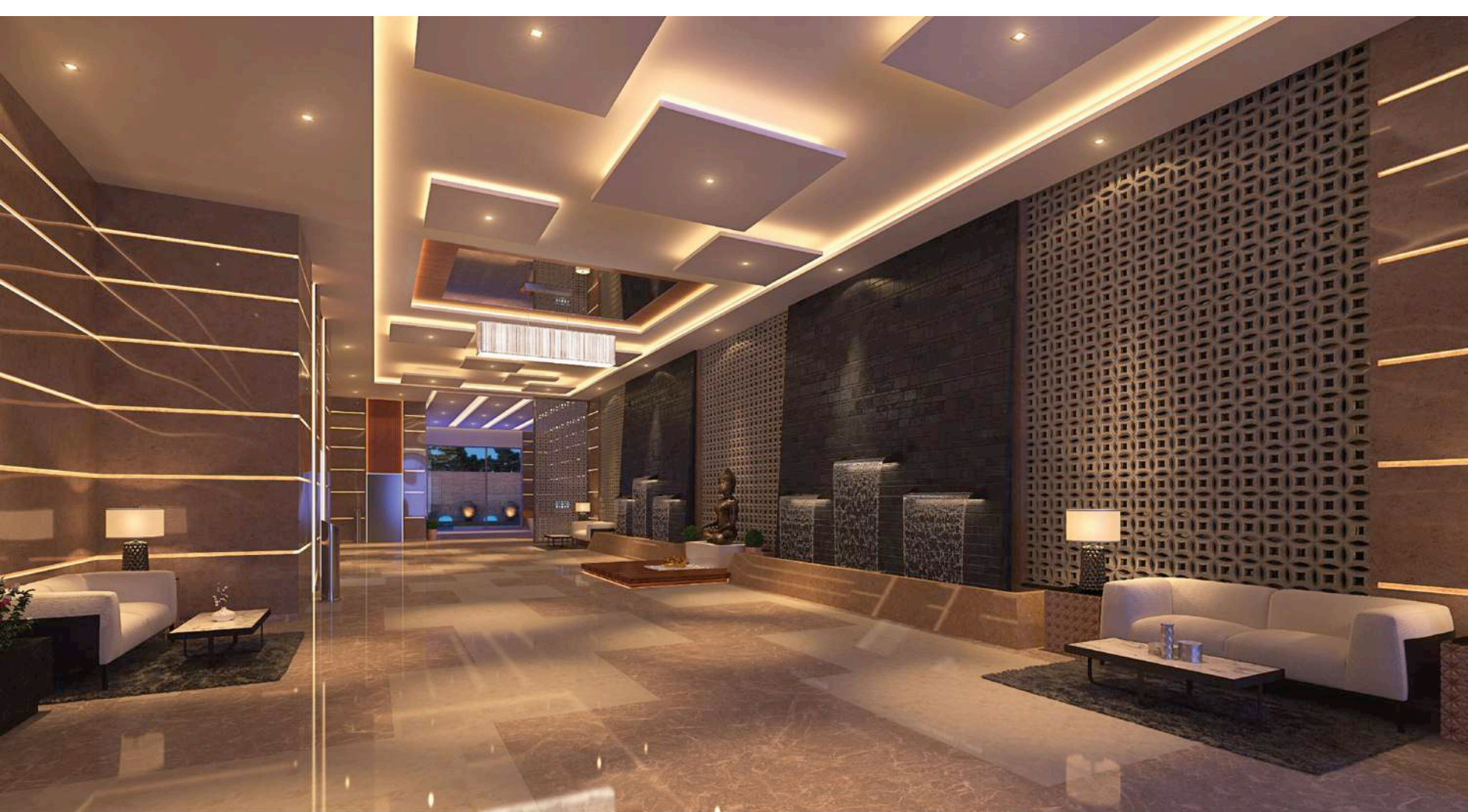
VIJAY PROPERTIES
BUILDERS & DEVELOPERS



A man with a beard, wearing a dark, textured suit jacket, a striped shirt, and a patterned tie, is looking down at his wristwatch. He is standing in a modern, well-lit lobby with a high ceiling and decorative wall panels. The background is slightly blurred, showing a reception desk and other architectural details.

THE PLUSH LOBBY!
HEIGHTENS THE
EXPECTATIONS
OF THE GUESTS,
WHILE INSTILLING
A LITTLE BIT
OF ENVY!

WE KNOW YOU'LL ENJOY
THIS FEELING!



THE LOBBY, COMPLETELY DECKED WITH MIRROR FINISHED FLOORING,
WARM LIGHTING YET COOLED TO THE OPTIMUM TEMPERATURES,
COMPLETE WITH AESTHETIC ARTIFACTS,
DESIGNED TO RELIEVE YOU FROM THE WORLDLY STRESS!

A FEELING OF EUPHORIA SETS IN FROM THE MOMENT YOU STEP INTO THIS CLASSY FACADE!

A silhouette of a person holding a tennis racket, standing against a bright sunset sky. The person is positioned in the lower half of the frame, with their right arm extended holding the racket and their left arm raised. The sky is a mix of orange, yellow, and blue, with the sun low on the horizon.

THE LIFESTYLE ESSENTIALS

HEALTH,
SPORTS
FITNESS
&
LEISURE

BADMINTON



YOGA

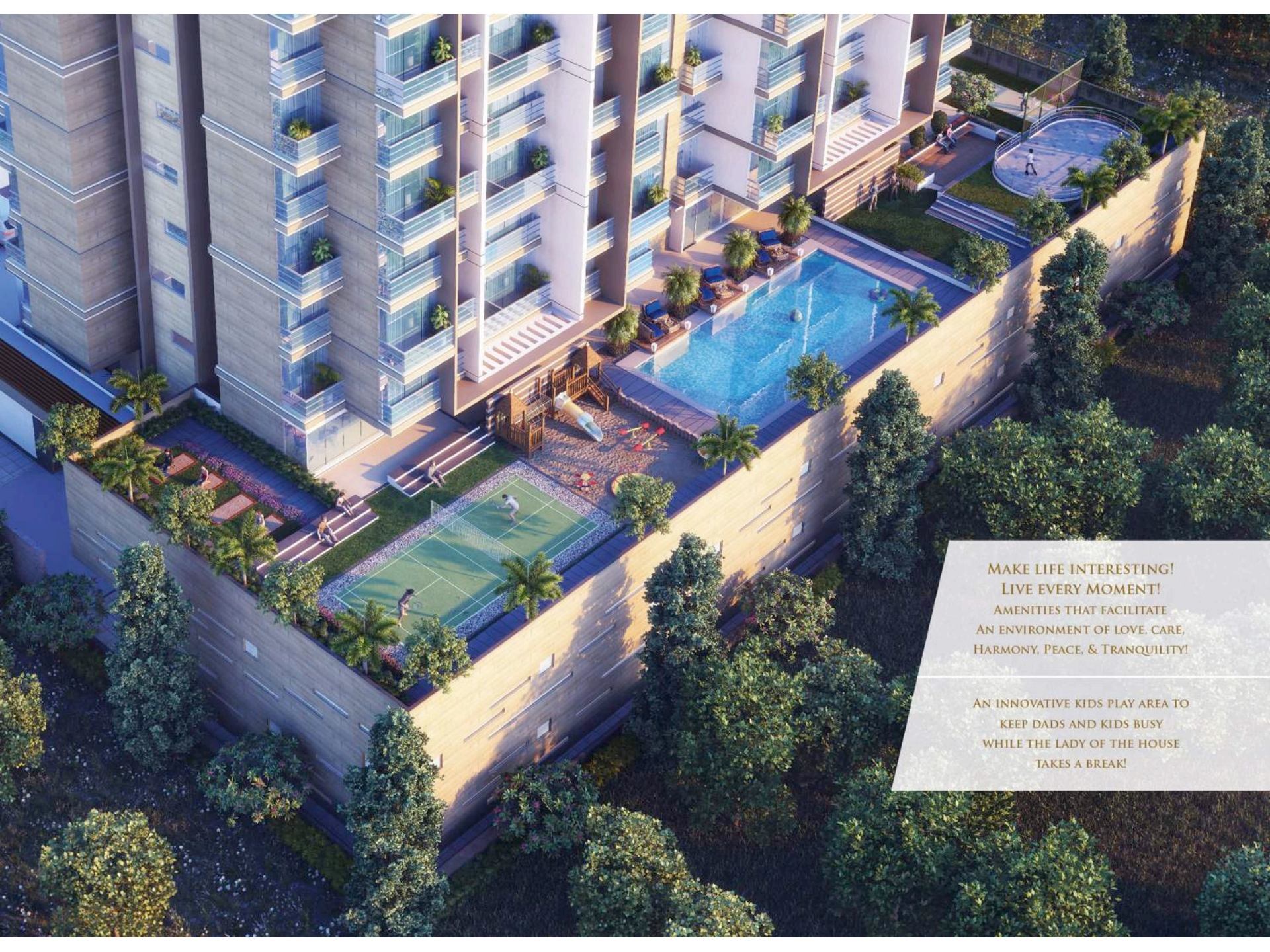


SKATING RINK



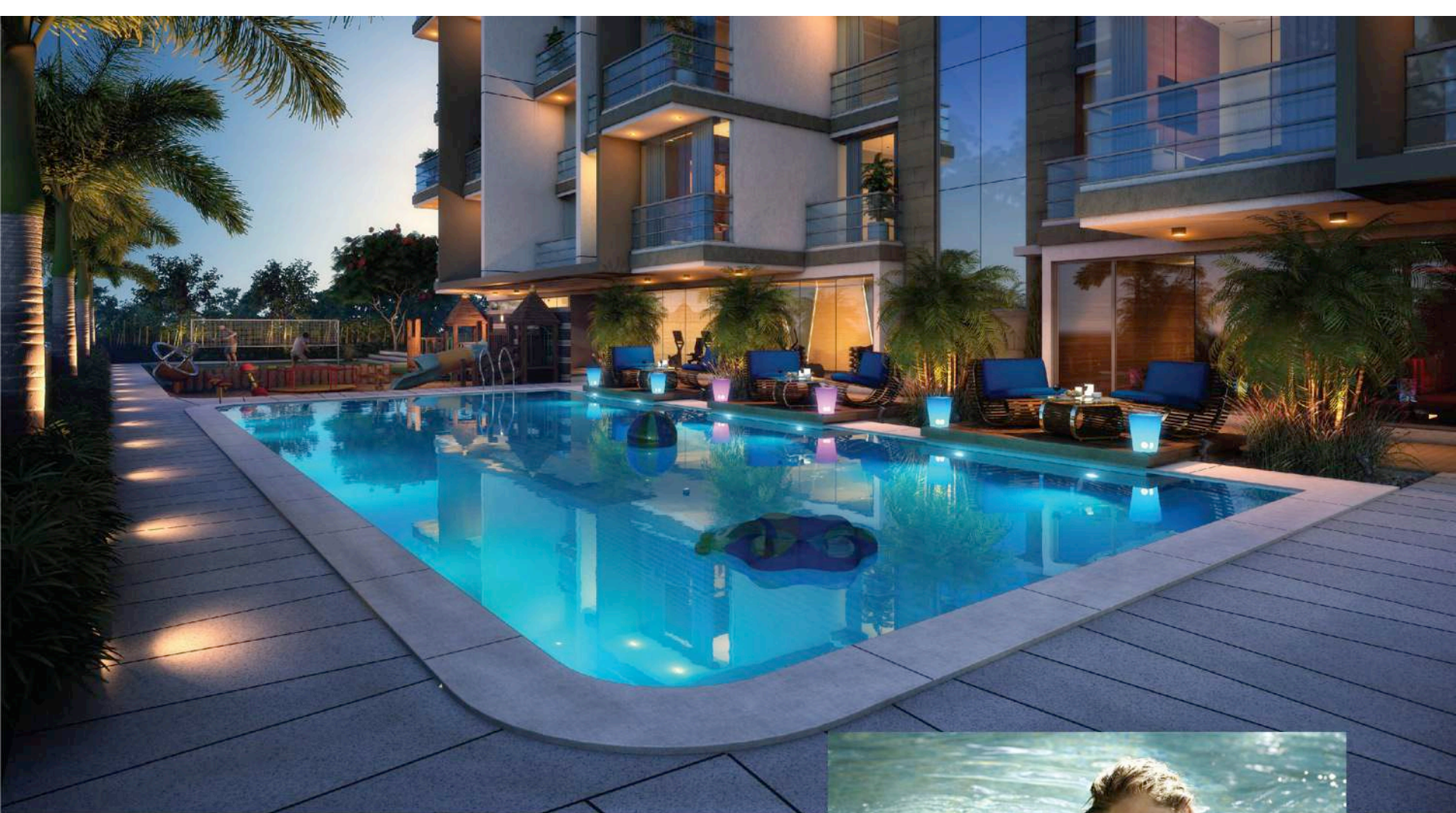
WORK HARD, PARTY HARD, EXERCISE EVEN HARDER!
THE SECRET FOR A SUCCESSFUL LIFE!

FITNESS CENTRE / GYMNASIUM



MAKE LIFE INTERESTING!
LIVE EVERY MOMENT!
AMENITIES THAT FACILITATE
AN ENVIRONMENT OF LOVE, CARE,
HARMONY, PEACE, & TRANQUILITY!

AN INNOVATIVE KIDS PLAY AREA TO
KEEP DADS AND KIDS BUSY
WHILE THE LADY OF THE HOUSE
TAKES A BREAK!



ENERGISE YOUR SENSES!

SOAK YOURSELF INTO OUR VERY OWN POOL,
TO REJUVENATE AFTER A TIRING DAY!



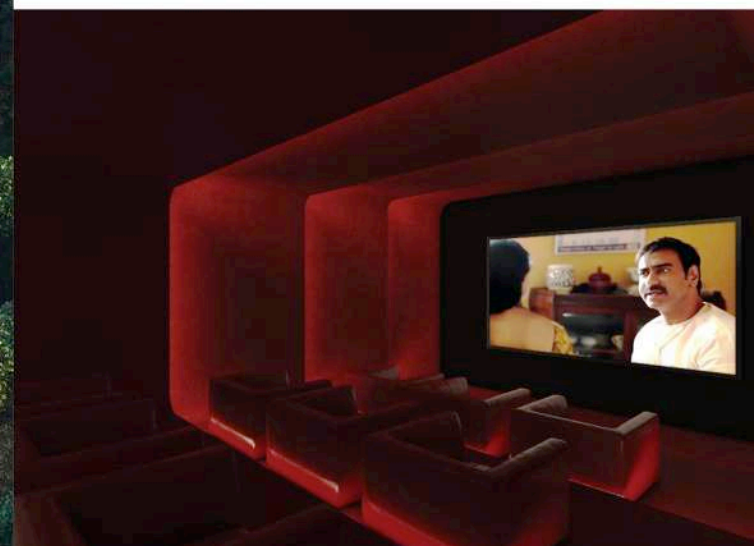
ARE YOU REEEAAAADY!

BANQUET / PARTY HALL / HOME THEATRE





ENJOY A BLOCK BUSTER OR
A WORLD CUP MATCH AT THE MINI THEATRE.
THE BANQUET HALL &
THE PODIUM TERRACE GARDEN
DOUBLE UP AS PARTY VENUE.
ON THOSE DAYS, WHEN
THE AIR IS FILLED WITH CELEBRATIONS!





EUPHORIA
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THE LIVED-IN SPACES

BASK IN THE GLORY
OF YOUR SUCCESS!

WALK IN WITH YOUR LOVED ONES
INTO A LIFE FILLED WITH
ULTRA MODERN LUXURIES
THAT ARE IN SYNC WITH YOUR
UPDATED LIFESTYLE





**THE ROYAL ABODE!
A REFLECTION OF YOU AND
YOUR STYLE OF LIVING!**

EXEMPLARY PLANNING TO OPTIMISE SPACE FOR A
MORE LARGER THAN LIFE LIVED-IN EXPERIENCE !

PODIUM PLAN - 2ND FLOOR



← 30 M Wide Road →



← 30 M Wide Road →



← 30 M Wide Road →

3 BHK



2 BHK



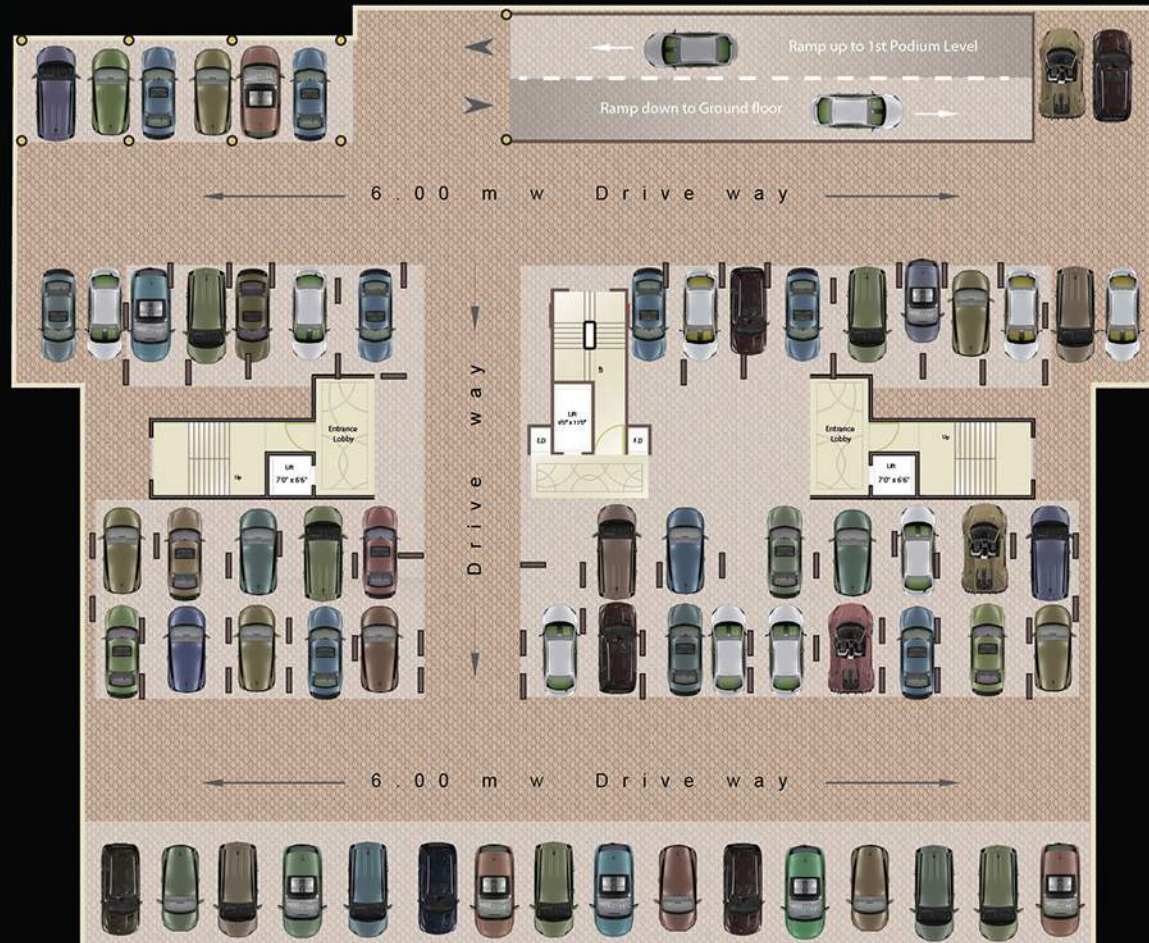

EUPHORIA
RESIDENCES FOR THE KINGS AT HEART!

AT EUPHORIA, THE INTERIORS HAVE BEEN PLANNED METICULOUSLY TO DELIVER MORE 'LIVED-IN SPACE-PER-RESIDENCE'. THE LAYOUT HAS BEEN DESIGNED OPTIMALLY KEEPING IN MIND THE USAGE OF EVERY SPACE. EVERY ROOM HAS AN EXTENDED DECK THAT HELPS THE ROOM EXPAND INTO A LARGER SPACE WHEN REQUIRED, WELCOMING FRESH AIR AND SUNLIGHT.

THE MIRROR-FINISHED TILES REFLECT THE POSITIVE SUNLIGHT INTO THE ROOMS MAKING THEM 20% - MORE BRIGHT.

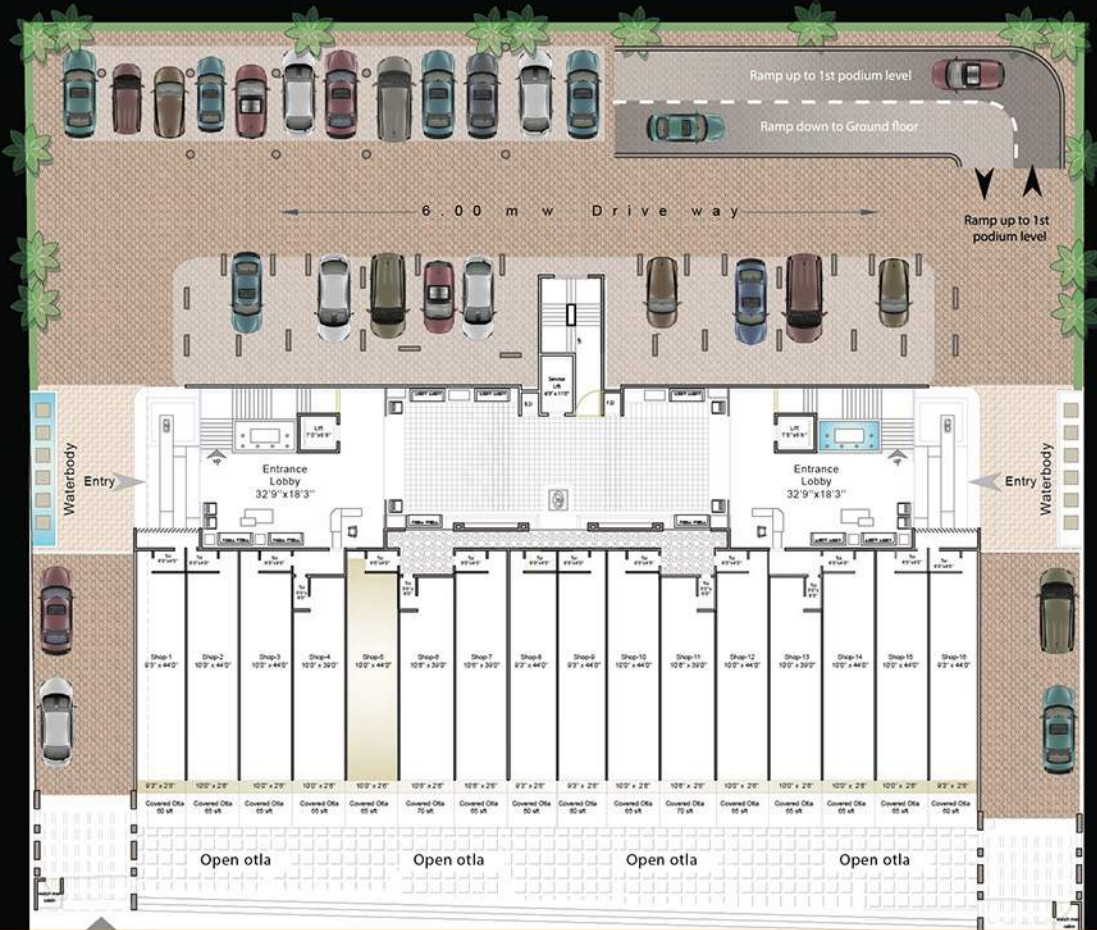
THE KITCHEN FLOOR SPACE IS JUST RIGHTLY SIZED, COMPLETE WITH OPTIMUM NUMBER OF ELECTRICAL POINTS TO ACCOMMODATE THE MODERN COOKING DEVICES THAT HELP THE LADY OF THE HOUSE IN PURSUING HER CULINARY ART.

1ST FLOOR PODIUM PARKING PLAN



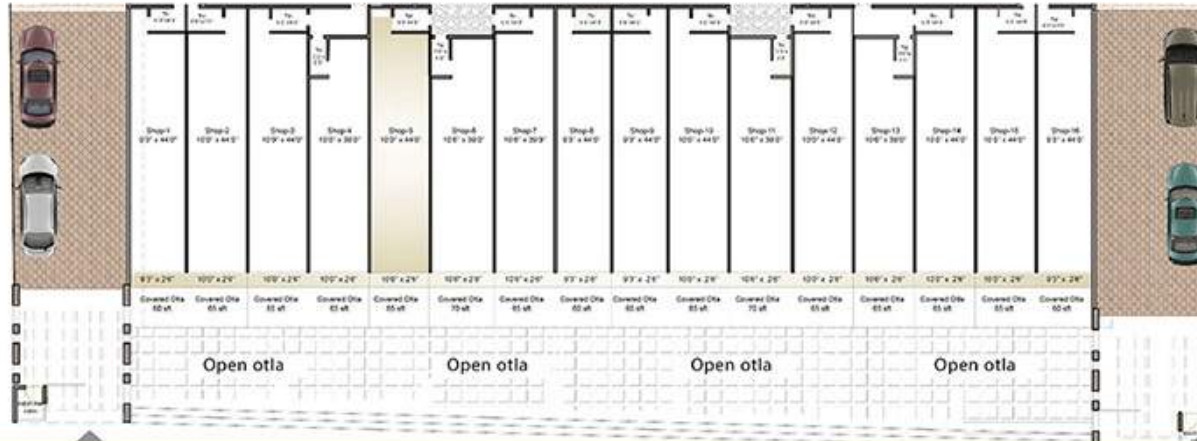
← 30 M Wide Road →

GROUND FLOOR PARKING PLAN



← 30 M Wide Road →

COMMERCIAL SPACES



EUPHORIA EXTENDS AN OPPORTUNITY FOR INVESTORS WHO WISH TO INVEST IN COMMERCIAL SPACES, WHICH ARE DESIGNED TO ACCOMMODATE MODERN TRADE OUTLETS LIKE COMMERCIAL BANKS, CONVENIENCE STORES, RETAIL OUTLETS, RESTAURANTS ETC.

LOCATED ON THE 'GOLDEN STREET' OF OPPORTUNITIES, IT'S CLOSE PROXIMITY TO THE PROPOSED NAVI-MUMBAI AIRPORT AND PROPOSED KHAR KOPAR RAILWAY STATION, THIS COMMERCIAL SPACE IS SCHEDULED TO OPEN A LOT OF EXCITING IDEAS AND OPPORTUNITIES!

← 30 M Wide Road →



Panvel Creek

sector 18

sector 17

Galaxy Group

Shree Complex

Amar Marg

Proviso heights



THE GOLDEN STREET!

EUPHORIA, IS LOCATED IN SECTOR 17, ULWE, 1 KM FROM THE PROPOSED INTERNATIONAL AIRPORT IN NAVI MUMBAI. IT IS AT AN APPROXIMATE DISTANCE OF 3 KM FROM THE FAMOUS PALM BEACH ROAD AND CLOSE TO THE JNPT HIGHWAY. THE LOCATION IS BOUND TO GAIN PROMINENCE AND MORE CONNECTIVITY TO THE CITY OF MUMBAI THROUGH PROPOSED INFRASTRUCTURE PROJECTS LIKE SEAWOODS - URAN RAILWAY PROJECT AND THE PROPOSED TRANS HARBOR LINK FROM SEWRI TO CHIRLE VILLAGE AND LAST BUT NOT LEAST A SEA LINK FROM SEWRI TO NHAVA SHEVA WOULD MAKE COMMUTING TO MUMBAI CITY, A MATTER OF JUST 30 -45 MINS. THE NEAREST RAILWAY STATION IS THE PROPOSED KHAR KOPAR RAILWAY STATION AT A WALKABLE DISTANCE OF 10 MINS

A SPORTS COMPLEX WITH STATE-OF-THE-ART FACILITIES FOR SPORTS LIKE FOOTBALL, HOCKEY, BADMINTON, OLYMPIC SIZE SWIMMING POOL AND INDOOR STADIUMS,

IS LOCATED AT A WALKABLE DISTANCE FROM EUPHORIA. A GOLDEN OPPORTUNITY FOR KIDS WHO WISH TO PURSUE A PROFESSIONAL CAREER IN SPORTS.






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Site Address: Plot no-180, Sector no-17, ULWE



Notes: 1) Stamp Duty Registration charges, Legal Charges & taxes, Society Maintenance charges & safety grills expense shall be borne by the purchaser. 2) Vat, Service Tax etc. will be borne by the purchaser. 3) Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme will be borne by the purchaser. 4) In the interest of continual developments in Design & Quality of the construction the developer deserves the rights to make any changes in the scheme including technical specifications, design planning layout & all purchasers shall abide by such change. 5) Uniform designed window grills expense to be borne by the owner. 6) Any type of external changes strictly NOT ALLOWED during or after the completion of the project. Internal changes will be done only with prior approval & will be charged extra with total responsibility of purchaser. 7) This brochure is intended only for easy display & information of the Project & does not form part of any legal document. 8) The floor area and dimension mentioned are approximate and shall vary as per the approval and standard site variance.

SPECIFICATIONS

Sr No.	Item	Flooring	Wall Paint	Ceiling	Material (on selected wall)	Height	Ceiling Finish	False Ceiling	Door	Door Jamb	Window	Window Sill Jamb	Railing	Tiled Partition	shower	WC	wash basin	bein counter														
Ground Floor Plan			1st Coat																													
1	Entrance foyer Reception	---	GYPSUM PLASTER	---	ITALIAN WALLPAPER	FULL HT	GYPSUM PLASTER	GYPSUM	F.F.D.	TILES	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	---	---	---	---	---	---	---														
2	Common Toilet	Italian Composite	SINGLE COAT PLASTER	---	ITALIAN	UNTEL	---	---	---	---	---	ITALIAN	---	---	---	---	---	---														
4	Passage	Italian Composite	SINGLE COAT PLASTER	---	20" x 10" Tile	---	---	---	Flush Door	TILES	---	---	---	---	---	---	---	Composite														
5	Staircase	24" x 24" Vitrified Tile	SINGLE COAT PLASTER	---	ITALIAN	---	---	---	---	---	---	---	---	---	---	---	---	---														
6	Electrical Rooms	Italian	SINGLE COAT PLASTER	---	Paint	---	---	---	---	---	---	---	---	---	---	---	---	---														
1st Podium floor			Kotah Tile																													
1	Entrance foyer	32" x 32" vitrified Tile	SINGLE COAT PLASTER	SECOND COAT PLASTER	Wall Paint	FULL HT	GYPSUM PLASTER	GYPSUM	F.F.D.	Tile	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	---	---	---	---	---	---	---														
2	Passage	32" x 32" vitrified Tile	SINGLE COAT PLASTER	SECOND COAT PLASTER	Wall Paint	FULL HT	---	---	F.F.D.	Tile	---	---	---	---	---	---	---	---														
3	Staircase	Kotah Tile	SINGLE COAT PLASTER	SECOND COAT PLASTER	Wall Paint	FULL HT	---	---	F.F.D.	Tile	---	---	---	---	---	---	---	---														
2nd Podium Floor Plan			---																													
1	ENTRANCE FOYER	32" x 32" VITRIFIED TILES	GYPSUM PLASTER	---	TEXTURE / WALLPAPER	FULL HT	GYPSUM PLASTER	GYPSUM	F.F.D.	TILES	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	---	---	---	---	---	---	---														
2	PASSAGE	32" x 32" VITRIFIED TILES	GYPSUM PLASTER	---	TEXTURE / PAINT	FULL HT	GYPSUM PLASTER	---	F.F.D.	TILES	---	---	---	---	---	---	---	---														
3	STAIRCASE	KOTA / TILES	GYPSUM PLASTER	---	PAINT	FULL HT	GYPSUM PLASTER	GYPSUM	F.F.D.	TILES	---	---	---	---	---	---	---	---														
4	INDOOR GAMES	WOODEN FLOORING	GYPSUM PLASTER	---	WALLPAPER / TILES	FULL HT	GYPSUM PLASTER	AS PER	F.F.D / GLASS	TILES	---	---	---	---	---	---	---	---														
5	MINI THEATRE	CARPET FLOORING	GYPSUM PLASTER	---	AS PER DESIGN	FULL HT	GYPSUM PLASTER	ACoustICS	SOUND PROOF	TILES	---	---	---	---	---	---	---	---														
6	CHANGING / STEAM / SAUNA	32" x 32" VITRIFIED TILES	GYPSUM PLASTER	---	PAINT	FULL HT	GYPSUM PLASTER	---	FLUSH DOOR	TILES	---	---	---	---	---	---	---	---														
7	GYMNASIUM PARTY HALL	TILES/RUBBER FLOORING	GYPSUM PLASTER	---	WALLPAPER / MIRROR	FULL HT	GYPSUM PLASTER	---	FLUSH DOOR	TILES	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	---	---	4" BRICKWORK	Wall Mixer & Shower	Wall hung	Counter Top	Composite														
8	SWIMMING POOL	CARPET FLOORING	GYPSUM PLASTER	---	WALLPAPER / TILES	FULL HT	GYPSUM PLASTER	GYPSUM	FLUSH DOOR	TILES	---	---	---	---	---	---	---	---														
9	NET CRICKET	GREENSCAPE / CONCRETE	---	---	BIAZZA TILES	---	---	---	---	---	---	---	---	---	---	---	---	---														
10	SKATING RINK	GREENSCAPE / CONCRETE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---														
11	AMPHTHEATRE	GREENSCAPE / KOTA	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---														
12	KID'S PLAY AREA	SOFT SAND FILLING IN OPEN PLAY AREA WITH STANDARD PLAY EQUIPMENTS FOR CHILDREN	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---														
13	BADMINTON COURT	GREENSCAPE / CONCRETE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---														
14	YOGA / MEDITATION AREA	GREENSCAPE / CONCRETE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---														
1st to 13th floor			---																													
1	Living	32" x 32" Vitrified Tile	PLASTER	Gypsum POP	TEXTURE / WALLPAPER	---	GYPSUM PLASTER	---	Designer Door	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---														
2	Dining	32" x 32" Vitrified Tile	PLASTER	Gypsum POP	---	---	GYPSUM PLASTER	---	---	---	---	---	---	---	---	---	---	---														
3	Kitchen	32" x 32" Vitrified Tile & Granite Platform	PLASTER	---	24" x 12" Vitrified Tile	UNTEL	GYPSUM PLASTER	---	---	COMPOSITE	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---														
4	Common Toilet	24" x 24" Vitrified Tile	SINGLE COAT PLASTER	---	Vitrified Glazed Wall Tile 24" x 12"	---	GYPSUM PLASTER	---	Flush Door	COMPOSITE	LOUVERED WINDOW	Granite	---	---	---	---	---	---														
5	Bed Room - 1	32" x 32" Vitrified Tile	SINGLE COAT PLASTER	Gypsum POP	PAINT	FULL HT	GYPSUM PLASTER	---	Flush Laminated Door	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---														
6	Bed Room - 2	32" x 32" Vitrified Tile	SINGLE COAT PLASTER	Gypsum POP	PAINT	FULL HT	GYPSUM PLASTER	---	Flush Laminated Door	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---														
7	Toilet - 2	2" x 2" Vitrified Tile	SINGLE COAT PLASTER	---	24" x 12" Vitrified Glazed Tile	UNTEL	GYPSUM PLASTER	---	Flush Laminated Door	Granite	LOUVERED WINDOW	Granite	---	---	---	---	---	---														
8	Bed Room - 3	Laminated Wooden Flooring	GYPSUM PLASTER	Gypsum POP	PAINT	---	GYPSUM PLASTER	---	Flush Laminated Door	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---														
9	Toilet - 3	2" x 2" Vitrified Tile	SINGLE COAT PLASTER	---	24" x 12" Vitrified Glazed Tile	UNTEL	GYPSUM PLASTER	---	Flush Laminated Door	Granite	LOUVERED WINDOW	Granite	---	---	---	---	---	---														
10	Passage between two flats	Vitrified Tile	SINGLE COAT PLASTER	---	Paint	---	GYPSUM PLASTER	---	---	---	---	Granite	---	---	---	---	---	---														
11	Staircase	Kotah Tile	SINGLE COAT PLASTER	---	Paint	---	GYPSUM PLASTER	---	F.F.D	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	---	---	---	---	---	---	---														
COMMON INFRASTRUCTURE AND AMENITIES			ELECTRICAL SYSTEMS, ELEVATORS, WATER SUPPLY																													
AREA NAME			MATERIAL PRODUCT SPECIFICATION			AREA NAME			MATERIAL PRODUCT SPECIFICATION			POWER LOAD			DESIGNATED USE			RESIDENTIAL HIGH RISE			CCTV SYSTEMS			AREAS			HIGH DEFINITION CCTV SYSTEM FOR EACH FLOOR, AND ALL COMMON					
EXT WALL OF BUILDING			8" THICK BRICKWORK / BIPONEX AS PER STRUCTURAL DESIGN			CANOPY			STEEL AND ALUMINUM COMPOSITE PANELS			GENERATOR / POWER BACK UP			NO OF FLRS			GROUND - 3 PODIUM + PART 13 RES FLRS			VEHICLE PARKINGS			AUTOMATED BOOM BARRIER WITH VEHICAL ACCESS CONTROL			---					
COMPOUND WALL			DOUBLE COAT SAND FACED / ROLLER FINISH PLASTER EXTERIOR PAINT / TEXTURE AS PER DESIGN CONST.			WATER BODY STAIRCASE RAILING			CERAMIC TILES GRANITE STONE S.S / GLASS			POWER SUPPLY CALC PER FLAT PASSENGER ELEVATORS CONFG SPEED AND CAPACITY OF LIFTS			2 nos HIGH SPEED FULLY AUTOMATIC			BLOCK / NO OF BLDG			ACCESS CONTROL SYSTEM			MAIN RECEPTION AND PARKING ENTRY			---					
ELECTRIC WIRING			CONCEALED WIRING IN RCC			GR AND PODIUM DRIVE WAY			RYVER WASH KOTA, PAVER BLOCKS, NATURAL STONE PAVER TILES / TRIMX			WATER SUPPLY SOURCE			MUNICIPAL SUPPLY AND BORE			TYPE OF FOUNDATION			AS PER RCC DESIGN			VIDEO DOOR PHONE			VIDEO DOOR PHONE WITH ALARM, SMOKE DETECTORS			---		
HARDSCAPE / PAVING			PAVER TILES/ TRIMX, VITRIFIED GLAZED TILES, GRANITE			EXTERNAL PAINT SAND PIT/ CHILDRENS PLAY AREA			ASAN PAINTS - PAINT / TEXTURE AS PER DESIGN			O.H.T			F.F. DOMESTIC, FLUSHING			SLAB TO SLAB HT			INTERCOM SYSTEM			FLATS AND COMMON AREAS CONNECTED WITH INTERCOM AND WIFI			---					
LIFT CLADDING			RIVER WASH KOTA, NATURAL STONE			LIFT			SOFT SAND FILLING IN OPEN PLAY AREA WITH STANDARD PLAY EQUIPMENTS FOR CHILDREN TWO NOS 6 PASSENGER AND 1 SERVICE LIFT (SKAY/SHINDLER)			ROAD NETWORK			R.C.C TRIMX / PAVER TILES CENTRAL PNEUMATIC PRESSURE PUMP FOR WATER DISTRIBUTION SYSTEM			LEGAL INFORMATION			DOOR LOCK			HIGH QUALITY LOCKS FOR MAIN DOORS AND INTERNAL DOORS			---					
FIRE HYDRANT SYSTEM			AS PER NORMS			LIFT MACHINE ROOM			ABOVE TERRACE			WATER SUPPLY			ZONE			RESIDENTIAL			AUDIO VIDEO SYSTEM			PROJECTOR AND AUDIO VIDEO SYSTEM FOR MINI THEATRE			---					
GENERATOR SYSTEM			AS PER NORMS			---			---			---			LOCAL AUTHORITY			CIDCO			---			---			---					
TERRACE FLOORING			AS PER DETAILS			---			---			---			LIFT LICENSE			AS PER MANUFACTURER STANDARD NORMS AND GUIDE LINES			---			---			---					



EUPHORIA

RESIDENCES FOR THE KINGS AT HEART!

Site Address: Plot no-180, Sector no-17, ULWE

A PROJECT BY



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