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LEADING LIFE WITH AN



— AT ASHFORD REGAL, NAHUR —

DEVELOPMENT MANAGER



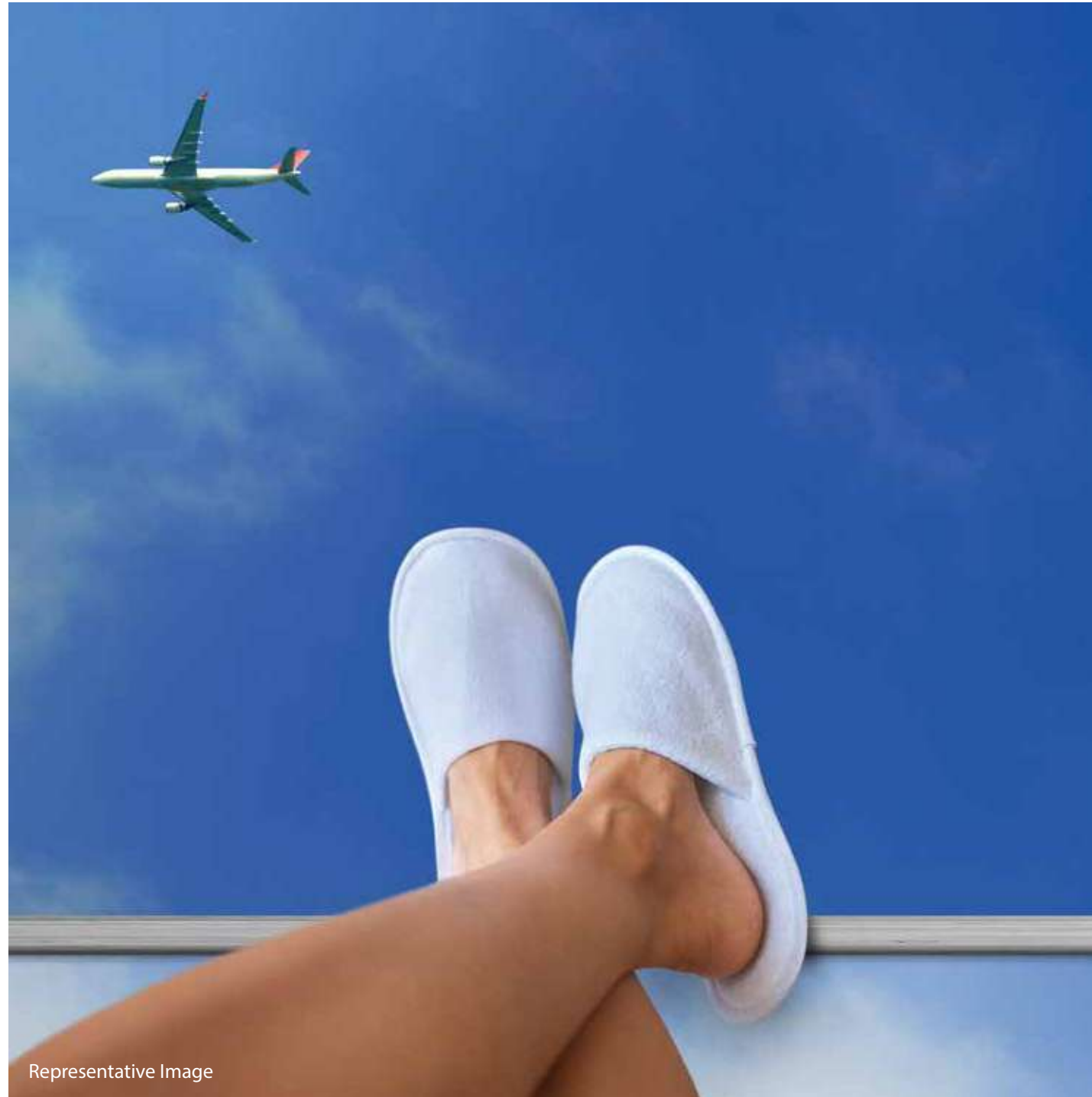
Site Address: Ashford Regal, Sales Lounge, Off GMLR, Near Ashford Royale,
Nahur West, Mumbai - 400 078.

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Representative Image

LEADING LIFE WITH AN EDGE

WHEN HOMES ARE BUILT TO GIVE YOU A RICHER LIFE.

WHERE THERE IS MORE ROOM FOR YOU TO SHINE.

WHEN THERE'S MORE TIME TO BE AT LEISURE.

WHEN YOUR LIFESTYLE REACHES BIGGER HEIGHTS.

WHERE YOU CAN LIVE LIFE ON YOUR OWN TERMS.

YOU DON'T JUST LIVE. YOU OWN YOUR EDGE.

IN THE CENTRE OF CONNECTIVITY, LOCATION WILL BE YOUR EDGE

Spending the whole day in commute will soon be a thing of your past. You'll learn to appreciate slow living as you'll no longer rush through the day. A connectivity that keeps you in touch with every part of Mumbai, is going to be an edge you'll always have in life.



Representative Image

MUMBAI'S GROWING NEW EASTERN NEIGHBOURHOOD, NAHUR

A place with lush green cover for every city dweller, Nahur is where you can experience zen living. One of Mumbai's earliest planned localities, Nahur is touted to become a crowd-puller soon. The emerging lifestyle hotspots and connectivity to key landmarks makes it a befitting location for Mumbai to call home. Experience the comfort of convenience at Mumbai's new epic centre of connectivity. Nahur — Mumbai's growing eastern pearl.





Representative Image

THE UPCOMING
CONNECTIVITY CHAPTER
THAT WILL KEEP YOU
CLOSE TO THE HEART OF
MUMBAI AND ITS
SCENIC LANDMARKS.

GOREGAON- MULUND LINK ROAD

YOUR SEARCH FOR A PLACE WHERE TIME IS NOT A LUXURY, ENDS HERE!

Avoid the mindless commutes you’ve always dreaded. The GMLR (Goregaon-Mulund Link Road) will start from the Eastern Express Highway near the Mulund-Airoli signal and end at the Western Express Highway at Goregaon. The 12 km route will have two tunnels running below the Sanjay Gandhi National Park and Goregaon Film City. It will be the first-ever underground tunnels in the city that further stretch to GMLR. Followed by two six-lane flyovers to ensure smooth up-and-down traffic flow.

Widening ROB work completed at Nahur railway station. Widening of existing road on both the sides is ongoing. Expected date of completion is DEC 2023. 4.7 km tunnel construction and improvement of major intersection is in progress. Expected date of completion is May 2025. Propose flyovers intersection of Eastern & Western Express is in progress.

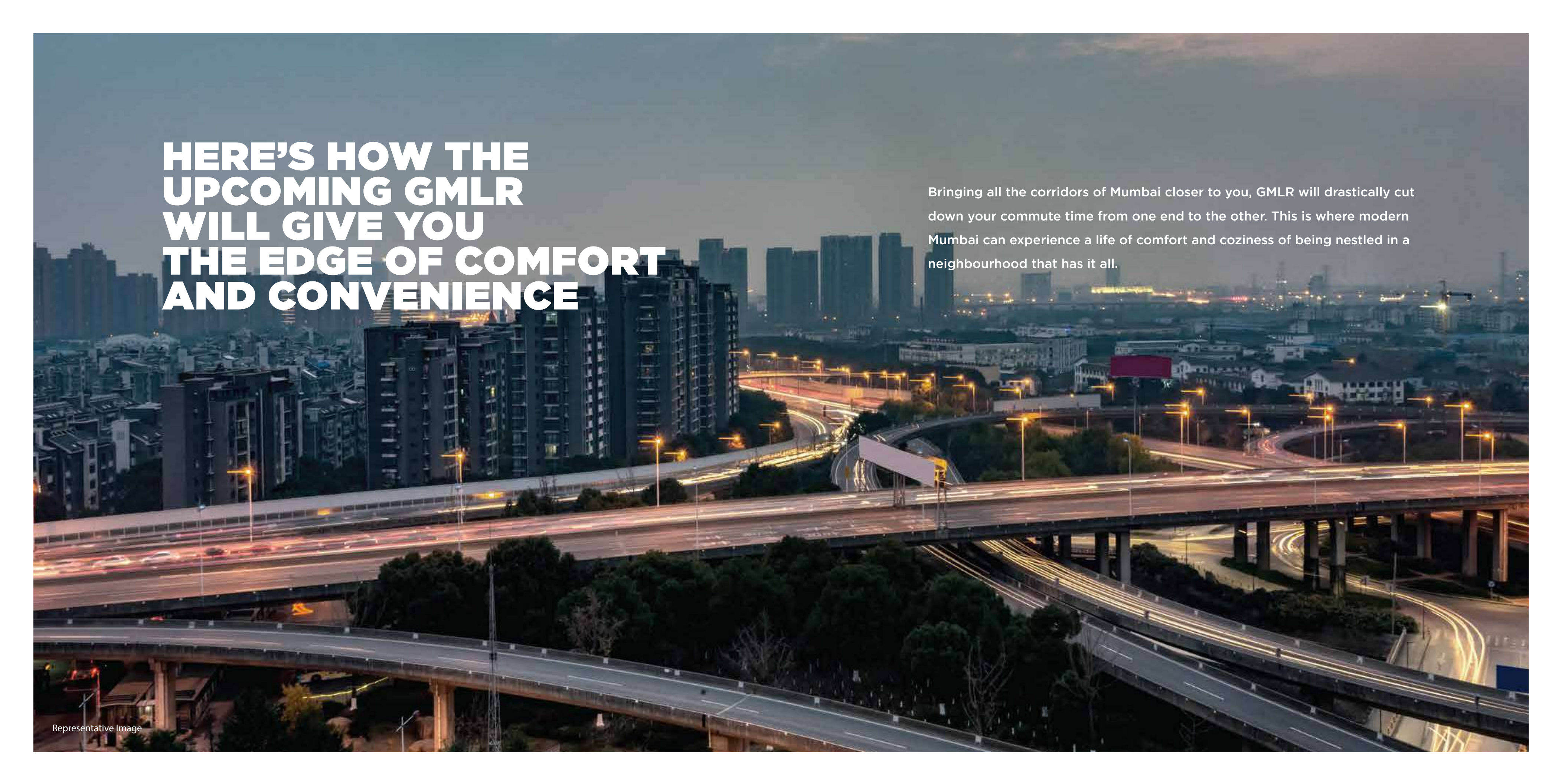


- PHASE-I** Widening ROB work completed at Nahur railway station.
- PHASE-II** Widening of existing road on both the sides is ongoing. Expected date of completion is Dec 2023.
- PHASE-III** 4.7 km tunnel construction and improvement of major intersection is in progress. Expected date of completion is May 2025.
- PHASE-IV** Propose flyovers intersection of Eastern & Western Express is in progress.

Source: Source: <https://www.mid-day.com/mumbai/mumbai-news/article/mumbai-goregaon-mulund-link-road-project-proposed-in-four-phases-will-have-underground-twin-tunnel-23250606>



DISCLAIMER: *ALL POINTS OF INTEREST ARE INDICATIVE.

An aerial photograph of a complex multi-level highway interchange at dusk. The roads are illuminated by streetlights, and the city skyline is visible in the background. The sky is a deep blue-grey, and the city lights are beginning to glow.

HERE'S HOW THE UPCOMING GMLR WILL GIVE YOU THE EDGE OF COMFORT AND CONVENIENCE

Bringing all the corridors of Mumbai closer to you, GMLR will drastically cut down your commute time from one end to the other. This is where modern Mumbai can experience a life of comfort and coziness of being nestled in a neighbourhood that has it all.

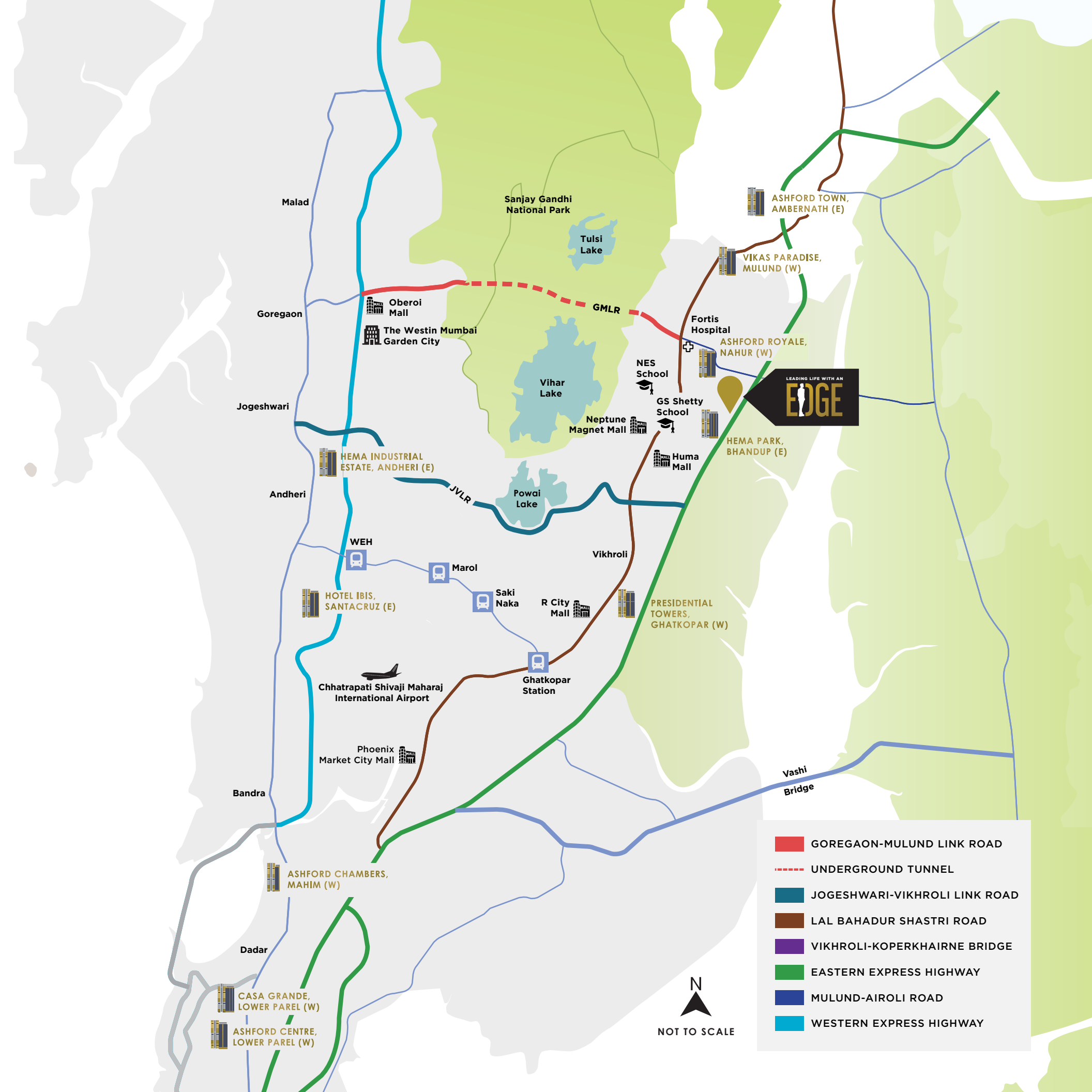
AT EDGE, DISCOVER A NEIGHBOURHOOD WHICH IS A WORLD ON ITS OWN

The connectivity and social canvas of Mulund makes life feel like a breeze. And a home in a neighbourhood that has it all is indeed a dream.

- SCHOOLS & COLLEGES**
- GS Shetty International School
 - St. Mary’s Convent High School
 - NES School
 - Pawar Public School

- HOSPITALS**
- Fortis Hospital
 - H M Navneet Hospital
 - Jupiter Hospital

- SHOPPING & ENTERTAINMENT**
- DMart
 - Neptune Magnet Mall
 - R Mall
 - Huma Mall





ASHFORD REGAL A WORLD WITH ITS OWN EDGE

THE LIVING EXPERIENCE IS ABOUT TO BE RICHER

Desirable living, excellent connectivity & comfort brought to you by the makers of superlative homes across South Mumbai & Central Suburbs, Ashford Regal is a ~5.5-acre township to match and satisfy all your moods. Designed by Ar. Hafeez Contractor, this unique development will house 5 towers. Each tower will adorn 40-storeys of thoughtfully planned residences with green views of the eastern mangroves. A 5-level podium that offers a plethora of amenities and infinite horizons as the residences begin their journey skywards from the 6th level.



An aerial night photograph of a city skyline. In the foreground, a new high-rise development is under construction or recently completed, featuring two tall, modern towers with a distinctive stepped-top design. The towers are illuminated from within, and their bases are surrounded by landscaped grounds with trees and walkways. A road with light trails from traffic curves around the base of the towers. The background shows a dense urban landscape with many other buildings, some of which are also lit up. In the far distance, a body of water and mountains are visible under a dark sky.

A WORLD WITH THE EDGE OF ELEGANCE

Artist's Impression

**A WORLD
THAT
REDEFINES
YOUR IDEA
OF HOME**





THERE'S MORE ROOM TO BE YOU

EDGE BRINGS YOU ULTRA-MODERN
1&2 BHK HOMES WITH SPACIOUS ROOMS
THAT ARE WELL-DESIGNED WITH ZERO
WASTAGE. YOU HAVE MORE ROOM TO
WHIP UP NEW DISHES IN YOUR KITCHEN.
YOU HAVE MORE ROOM TO NOT JUST LIVE
BUT EXPERIENCE LIFE AT ITS BEST.



SPEND YOUR TIME BASKING IN THE BEAUTY OF LUSH MANGROVES

YOU'LL GREET THE DAY WITH CLEAN AND FRESH AIR
AS THE SUN WILL RISE OVER THE EASTERN MANGROVES.
THE CALMING SUNSET WILL MAKE YOU FEEL SERENITY
AS IT WASHES YOUR TIREDNESS AWAY.

**AMENITIES
THAT
GIVE YOU
THE EDGE OF
COMFORT &
LUXURY**



Artist's Impression



Representative Image

SOPHISTICATED AMENITIES THAT GIVE YOU A LIFE YOU'VE ALWAYS DREAMED ABOUT

Amenities that will give you the joy of a richer and more fulfilled life. Dip into the cool swimming pool or lounge under the sun. Get in touch with your spiritual side or become one with the nature. Play a sport with your friends or break a sweat in the gym. However different your tastes; you'll always have plans for the day.



Representative Image

GRAND CLUBHOUSE

A lavish lifestyle at the most premium and green neighbourhood.



SWIMMING POOL



FULLY EQUIPPED GYM



INDOOR GAMES



KIDS' POOL



Artist's Impression



Representative Image

WELLNESS

Let majestic gardens shower your body and senses with fragrance.



SCULPTURE GARDEN



FLOWER GARDEN



AROMA GARDEN



REFLEXOLOGY AREA



Representative Image



Representative Image

KIDS' ZONE

Watch your children laugh, learn,
grow and make new buddies.



OUTDOOR KIDS' PLAY AREA



INDOOR KIDS' PLAY AREA



OUTDOOR TODDLERS'
PLAY AREA



Representative Image



INDOOR AMENITIES

Indulge in your selfcare and enjoy hobbies you've always loved.



BANQUET HALL



STEAM & SAUNA



TABLE TENNIS



CARROM



CARD TABLE





Representative Image

SPORTS ARENA

Let the sports enthusiast in you
become the master of the game.



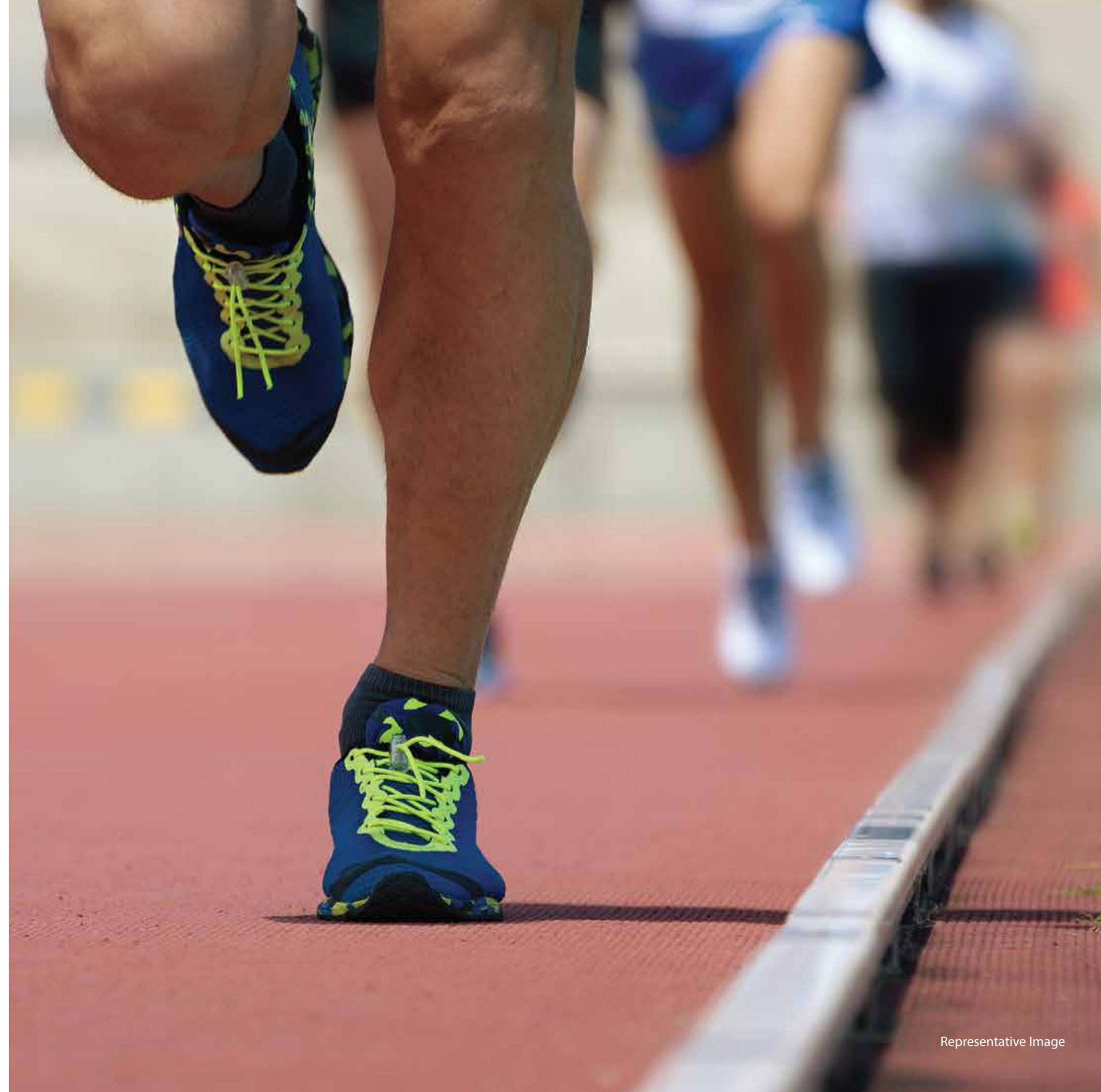
BOX CRICKET



JOGGING TRACK



MULTIPURPOSE COURT



Representative Image



Representative Image

SOCIALIZING

Party, celebrate, greet, and make the connections of forever.



OUTDOOR AMPHITHEATRE



PARTY LAWN



COVERED SEATING



Representative Image

GIVING HOMES THE EDGE OF AN EXCLUSIVITY



Established in 1990, when India was on the brink of transformation, Ashford was the brainchild of a dynamic team of idealistic professionals who wanted to elevate the standards of the real estate industry. Its strong collaborative roots have given rise to the stunning quality structures across the Western and Central corridors of Mumbai. At Ashford, the art of creating a home that blends seamlessly with the science of form and function. What sets it apart from the rest is the way luxury is remodelled without any element of compromise. Because with Ashford, homes are not for now — but forever.



We ensure the same reflects in our partnerships with minds that are alike. A joint venture between The Guardians Real Estate Advisory and Kotak Investment Advisors Limited, this is India's first institutionally funded and professionally managed Real Estate Development Management and Advisory Company. The company aims to augment clients' assets and investments with cutting-edge business solutions via distinguished industry players. With 3 ongoing prestigious projects under our belt and 1.7 million sq. ft. under different stages of construction, Ground Holding's robust association with Ashford is just another milestone in our shining legacy.