




SPLENDOUR
 • Where Heritage Meets Modern Comfort •
Hathibaug, Mazgaon, Mumbai



Developers: Netra Developers

Office address: Office No. 22, Building No. 72, 4th Floor, Ambika CHS., Kalbadevi, Mumbai 400 002.

Site Address: Somnath CHS Ltd, D.N. Singh Road, Hathibaug, Mazgaon, Mumbai – 400010.

Email Id: netradevelopers@gmail.com  Maha Rera No. P51900055031

Architect - Kaushal Chauhan | RCC Consultants - Struct Bombay Consultants Pvt Ltd | MEP Consultant - Prashanti MEP Consultants

This Communication is Purely conceptual and is not a legal offering. It is made for only promotional purpose. The information contained in this communication is only indicative of the kind of development that is proposed and is subject to change. The developers reserve the right to make changes or alterations at their sole discretion. Actual sizes of finished unit might be lesser than shown here due to Plastering, Putty, Tiling or due to structural members like Column offset & Beam Offset etc.



Harmony of Heritage &
Comfort



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BUILDING DREAMS, CREATING FUTURES

Yogesh Group has been a prominent player in the construction industry since **2007**. With a strong foothold in the **western suburbs of Mumbai**, we've successfully completed several noteworthy projects. Our commitment to quality, innovation, and customer satisfaction sets us apart.

Our vision is to **transform spaces** and enhance lives. We envision a future where every Yogesh Group project becomes a symbol of excellence and a testament to our unwavering dedication.

At Yogesh Group, our mission is three fold:

- **Craftsmanship:** We strive for **excellence in craftsmanship**. Each brick laid, each beam erected, and each detail perfected reflects our commitment to quality.
- **Community Impact:** We aim to positively impact the communities we serve. Our projects are not just buildings; they are **lifelong assets** that contribute to the well-being of residents and the surrounding environment.
- **Innovation:** We embrace innovation in design, materials, and construction techniques. Our mission is to **push boundaries**, creating spaces that inspire and endure.



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WHERE HERITAGE MEETS MODERN COMFORT

Splendour, a residential project nestled in the heart of **Mumbai**. This elegant tower situated in the historic neighbourhood of mazgaon. It enjoys a prime spot in Mumbai South, The project seamlessly blends modern living with cultural heritage.

Splendour offers spacious carpet areas, ensuring ample living space for comfortable living. Residents can indulge in ultra-modern amenities designed for their convenience. Whether it's the state-of-the-art sports facilities or the serene green surroundings, this project promises a harmonious lifestyle.



THE AWE-INSPIRING ABODES OF WELL-CHOSEN FACILITIES



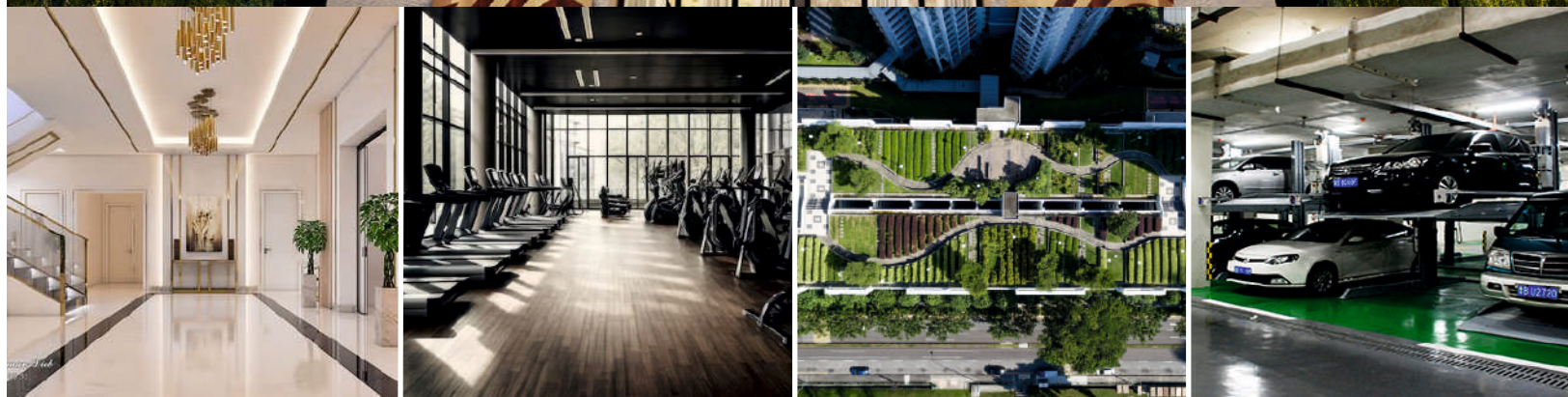
Internal Amenities

- 1) Vitrified Tiled Flooring
- 2) Branded faucets & sanitary fittings
- 3) Granite Kitchen Platform With S.S Sink.
- 4) Anodized Aluminium Sliding Windows with Glass.
- 5) Gypsum Finished Internal Walls with Asian Paint
- 6) Concealed Copper Wiring for Electrification
- 7) Anti-Skid Tiles in All Bathrooms.

External Amenities

- 1) Earthquake Resistance RCC Structural Design
- 2) Floor to Ceiling Windows for Better Light and Ventilation
- 3) 2 High Speed Elevators
- 4) Well Equipped Fitness Centre
- 5) Rooftop kids Garden
- 6) Acrylic Emulsion Textured Paint on External Walls.
- 7) Double Heighted Entrance Lobby.
- 8) Mechanical Car Parking

All the images are for representation purpose only. Actual offering may vary.



A NATURAL WORLD OF CONVENIENCE AND CONNECTIVITY

Welcome to **Mazgaon**, where **convenience meets culture!**

Nestled along the historic waterfront, Mazgaon seamlessly blends heritage and modernity. Explore vibrant lanes, schools like St. Mary's and Fazlani L'Academie, and healthcare hubs like Prince Aly Khan Hospital and Sir J.J. Hospital. Commute effortlessly via Byculla and Dockyard Road stations. Within a 5 km radius, indulge in retail therapy at Phoenix Palladium, Savor culinary delights at Atria Mall, and embrace the cultural buzz of Kamala Mills Compound.

Educational Institutions

- St. Marys School
- St. Peters School
- Fazlani L'Acadenwie Global
- Shishu Vihar

Hospital

- Prince Aly Khan Hospital
- Balaji Hospital
- Sir J.J. Hospital
- Mosina Hospital

Close Connectivity

- Mumbai Trans Harbour Link
- Eastern Freeway
- Bhaucha Dhaka Ferry Terminal

Railway Station

- Byculla-Central Line
- Dockyard Road-Harbour Line

Entertainment within -5 Kms Radius

- Phoenix Palladium
- Atria Mall
- Kamala Mills Compound
- National Sports Club of India
- Royal Western India Turf Club.
- Veermata Jijabai Zoo.



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