



SAI SHELL

2 & 3 BHK
SEA FACING RESIDENCES

ULWE
NAVI MUMBAI

PROJECT BY DUDHE BROTHERS

ULWE RISING: THE SOUTH BOMBAY OF TOMORROW

EVERY CITY HAS A TURNING POINT.
FOR MUMBAI, IT'S ULWE.



From the grandeur of Marine Drive to the might of Nariman Point, South Bombay has long defined aspiration. Today, Ulwe is writing the next chapter with international airport access, mega infrastructure, and the promise of becoming Mumbai's new commercial and lifestyle capital. At the heart of this transformation stands Dudhe Sai Shell a landmark development that blends iconic architecture, elite connectivity, and future-ready living.

197

LUXURIOUS RESIDENTIAL
APARTMENTS



16

COMMERCIAL
SPACES



3

BASEMENT LEVEL WITH
220-CAR PARKING CAPACITY



LIVE BETWEEN TWO WORLDS COASTAL CALM & CITY PULSE.



Strategically located in Ulwe, near the heart of Navi Mumbai, Sai Shell offers the perfect blend of coastal tranquility and unmatched connectivity. With the upcoming Navi Mumbai International Airport just a short drive away, seamless access via New Atal Setu bridging Mumbai city zones, proximity to India's largest container port, railway stations, Sai Shell places you at the crossroads of opportunity and convenience.

KEY DISTANCES FROM SHELL



ATAL SETU
3 MINS / 1.4 KMS



NAVI MUMBAI AIRPORT
8 MINS / 4 KMS



PALASPE PHATA
- MUMBAI GOA HIGHWAY
- MUMBAI PUNE HIGHWAY
- MUMBAI SAMRUDHI
- MAHAMARG HIGHWAY
- MUMBAI NAGPUR HIGHWAY
- 22 MINS / 15.5 KMS



SEWRI
20 MINS / 20.2 KMS



JNPT
23 MINS / 15.3 KMS

KEY DISTANCES FROM SHELL



RELIANCE
JIO INSTITUTE NMSEZ
5 MINS / 2 KMS



BAMANDONGRI
RAILWAY STATION
4 MINS / 2.7 KMS



RAMSHETH THAKUR
PUBLIC SCHOOL
2 MINS / 900 MTS



SEAWOODS
MALL
21 MINS / 11.9 KMS



KHARKOPAR
RAILWAY STATION
7 MINS / 2.9 KMS



RADCLIFFE
INTERNATIONAL SCHOOL
6 MINS / 2.3 KMS

NEARBY HOSPITALS



FEENIX
HOSPITAL, ULWE
6 MIN / 2.6 KMS

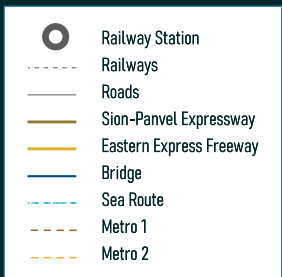


APOLLO HOSPITAL,
BELAPUR
17 MIN / 9.1 KMS



MGMHOSPITAL,
BELAPUR
22 MIN / 10.5 KMS

LIVE WHERE COASTLINE MEETS URBAN ENERGY



CULTURE & LEISURE: JUST STEPS AWAY.

STEP OUT AND EMBRACE THE VIBRANT CULTURE OF ULWE FROM LIVELY MARKETS TO COLORFUL FESTIVALS.



Experience the vibrant spirit of Ulwe and its surroundings, where culture and leisure blend effortlessly. Discover traditional markets alive with local colors and flavors, and celebrate coastal festivals that bring the community together. immerse yourself in the perfect balance of cultural richness and leisure right at your doorstep.

WHERE SERENITY MEETS THE WORLD OUTSIDE

NEAR BY ATTRACTION



ULWE BEACH
1 MINS / 100 MTRS



INORBIT MALL VASHI
28 MINS / 16.8 KMS



RAMBAUGH NAVHA
7 MINS / 3.6 KMS



KHARKOPAR GOLF COURSE
30 MINS / 18 KMS



KHARGHAR HILLS
27 MINS / 15.5 KMS



CENTRAL PARK KHARGHAR
33 MINS / 17.7 KMS

DELIGHT IN EVERY MOMENT

DINING. ENTERTAINMENT.
SOCIAL LIFE.



Ulwe is more than a serene sea-facing destination it's a place to indulge, connect, and celebrate life. From cozy cafés to trendy rooftop lounges, from family-run eateries serving coastal delicacies to popular dining spots for every mood you'll find your cravings met with flavor and flair.

CRAFTED FOR THE EYE. DESIGNED FOR THE SOUL.

ARCHITECTURE THAT INSPIRES.
VIEWS THAT MESMERIZE



SAI SHELL



CONVENIENCE RIGHT BELOW, OPPORTUNITIES ALL AROUND



Premium commercial spaces designed for visibility and growth. Enjoy everyday conveniences, shopping, and vibrant street life - all within reach.

A VIEW THAT'S YOURS.
FOREVER. UNMATCHED SERENITY.
UNCHANGING HORIZON.



Your sea-facing view is forever yours no future construction, no blocked horizons. Breathe in the cool sea breeze, soak in the starlit skyline, and enjoy uninterrupted peace.

This isn't just a sea-facing home. It's a forever-facing life.

GRACEFULLY MODERN. PERFECTLY PLACED.

REVEALS ITS TRUE ELEGANCE A CONTEMPORARY
ARCHITECTURAL MARVEL BATHED IN NATURAL LIGHT.



Clean lines, bold symmetry, and thoughtfully designed elevations come together to create a visual statement that's both modern and timeless. Strategically located on a wide, road touch plot, the project ensures unmatched accessibility without compromising on serenity.

GRACEFULLY MODERN.
PERFECTLY PLACED.



FRONT DAY VIEW | ARTIST VISUALIZATION



DYNAMIC VIEW | ARTIST VISUALIZATION

WHERE EVERY AGE FINDS ITS PLAYGROUND

SPACES THAT SPARK ENERGY, JOY, AND
TOGETHERNESS. FROM TINY FOOTSTEPS TO WINNING
GOALS - FUN LIVES HERE



PODIUM AND GROUND FLOOR AMENITIES | ARTIST VISUALIZATION



**KID'S
PLAY AREA**



**BADMINTON
PLAY AREA**



**MULTIPURPOSE
LAWN**



**LANDSCAPE
GARDEN**



**GAZEBO &
SIT OUT AREA**

EVERY CORNER SPARKS FUN



KIDS' PLAY AREA | ARTIST VISUALIZATION



BADMINTON AREA | ARTIST VISUALIZATION

A TOUCH OF BALI, A LIFE OF BLISS

UNWIND, REFRESH, AND ESCAPE
WITHOUT LEAVING HOME.



KIDS' WATER PARK | ARTIST VISUALIZATION



POOL DECK



POOL
BAR COUNTER



ADULT
SWIMMING POOL



KIDS'
WATER PARK



SUBMERGE LOUNGERS
WITH PERGOLA WATERFALLS

SPLASH INTO YOUR MOMENT

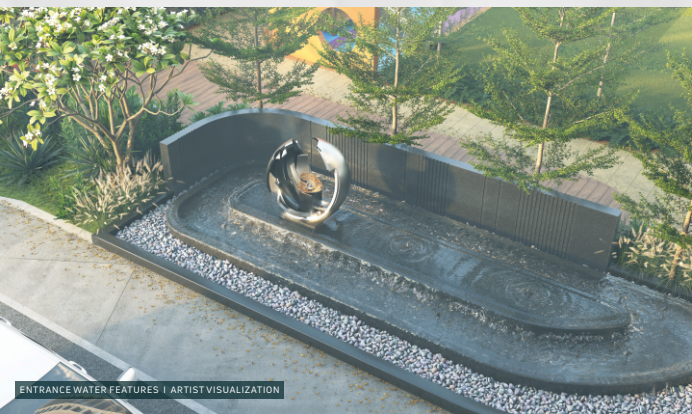


Relax on the open seating lawn, soak in the Bali-style water theme, and let everyday moments turn into peaceful escapes. Whether you're enjoying a quiet morning, a leisurely walk, or an evening of serene indulgence life here flows at the pace of comfort.

LUXURY THAT FLOATS HERE



POOL BAR COUNTER | ARTIST VISUALIZATION



ENTRANCE WATER FEATURES | ARTIST VISUALIZATION

BREATHE. MOVE. FEEL ALIVE.

WELLNESS WOVEN INTO EVERY CORNER OF
YOUR DAY, WHERE FITNESS MEETS CALM, AND
BALANCE FEELS NATURAL.



EQUIPPED
GYM



SNOOKER
TABLE



FOOSBALL



ARCHERY



CHESS

WHERE PLAY MEETS ELEGANCE



Find your balance where wellness is thoughtfully integrated into every day. Whether you're starting your morning in the fitness zone, unwinding with a swim in the serene pool, or taking a quiet moment to reflect - every space is designed to rejuvenate body and mind.

Because true luxury lies in a healthy, mindful life and it begins right here.

2 BHK CUTSECTION

2BHK : 307,407,507...

C.A.: 863 SFT



A LIVING ROOM 16'0" X 13'9"	B KITCHEN 8'0" X 9'6"	C DINING 10'0" X 8'4"	D MASTER BEDROOM 10'0" X 13'3"
E BEDROOM 10'0" X 13' 3"	F BALCONY 10'0" X 4'0"	G M TOILET 7'0" X 4'0"	H TOILET 7'0" X 4'0"

3 BHK CUTSECTION

3BHK : 305,405,505...
C.A.: 1393 SFT



A LIVING ROOM	B KITCHEN	C DINING	D MASTER BEDROOM	E BEDROOM 2
20'4" X 14'1"	9'0" X 7'0"	10'0" X 11'3"	10'0" X 13'3"	11'2" X 12' 0"
F BEDROOM 3	G BALCONY	H M TOILET	I TOILET	J TOILET
10'0" X 11'3"	31'0" X 4'0"	7'0" X 4'0"	7'0" X 4'0"	6'3" X 4'0"

CRAFTED FOR COMFORT, DESIGNED WITH STYLE

BRIGHT, OPEN SPACES WITH A SENSE OF ELEGANCE. EVERY DETAIL REFLECTS THOUGHTFUL DESIGN AND FINE FINISHING.



LIVING ROOM | ARTIST VISUALIZATION

Step inside homes where style meets spaciousness. Sunlit rooms, smart layouts, and premium finishes come together to create a living experience that feels both luxurious and personal. Every corner is crafted with care from sleek flooring to smooth wall textures bringing harmony, light, and modern elegance into everyday life.

SPECIFICATIONS



KITCHEN

- Granite top kitchen platform
- Designer glazed dado tiles upto 2 feet level above platform
- Stainless steel ISI marked sink
- Provision of washing machine point in dry balcony
- Provision of electrical point for exhaust fan, microwave and fridge
- Water tap provision in dry balcony
- Provision for electric and water connection for water purifier



ELECTRIFICATION

- Adequate electrical points
- Telephone point in living room
- T.V. point in living & Master bed
- ISI mark fire – resistant wire (Polycab or equivalent)
- Concealed wiring with modular switches
- Provision of inverter wiring in all electrical boards
- Provision of AC Point in all bedroom and living room



WALL FINISH AND PAINTING

- Internal plastic emulsion paint with 2 coats in entire flat
- External superior quality synthetic based paint for exteriors part of building



SPECIFICATIONS



RCC

- Structure- Earthquake resistance RCC frame of superior quality
- Masonry - Internal & External AAC walls



BATHROOM

- 600 mm x 1200 mm glazed vetrified tiles upto false ceiling
- Anti-Skid ceramic flooring
- Concealed plumbing with ISI marked CP fittings (Jaguar, Grohe, or equivalent)
- Hot & cold mixing unit in each bathroom
- Good quality sanitary ware fittings
- Provision for exhaust fan
- Provision of electrical & water point for boiler/geyser



PLASTER

- Texture finish on external wall
- Internal walls with gypsum finish



SPECIFICATIONS



DOORS & WINDOW

- Designer main entrance door
- Both sides laminated doors for bedroom & toilets
- Cylindrical locks for all internal and toilet doors
- Powder coated CPVC Window Fenesta equivalent with mosquito net



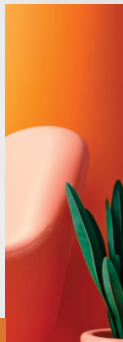
FLOORING

- 800 mm x 1200 mm glazed vitrified tiles for entire flat
- Anti-Skid tiles for terrace



LIFT

- 3 elevators in each tower
- Genset backup for lift & common area



BLUEPRINTS OF VISION, FOUNDATIONS OF TRUST

THE LEGACY OF CRAFTSMANSHIP.
THE VISION OF TOMORROW.



ACTUAL DRONE VIEW | ARTIST VISUALIZATION



DUDHE
BROTHERS

WORLD OF TRUST

Founded in 1992 by three visionary brothers, Dudhe Brothers have built a legacy of trust, quality, and innovation in real estate. With a presence across diverse housing segments, the group has consistently delivered projects that balance design, comfort, and value. Sai Shell is a proud reflection of this vision a thoughtfully planned lifestyle address where elegance meets everyday convenience.



DUDHE BROTHERS

WORLD OF TRUST

SITE ADDRESS

Plot No : 167, Sector - 09, ULWE, Navi Mumbai,
Maharashtra - 400614.

OFFICE ADDRESS

Plot No : 89&90 , Sector - 15 , Mahavir Icon, B wing, 708/709,
CBD Belapur, Navi Mumbai , Maharashtra - 400614.

CREDITS

ARCHITECTS	: VISTAAR ARCHITECTS
BRAND & 3D CONSULTANTS	: QURIOUS DESIGN PVT. LTD.
RCC CONSULTANTS	: YATISH TARE
LANDSCAPE DESIGN	: QURIOUS DESIGN PVT. LTD.
MEP CONSULTANTS	: UMESH THAMKE



MAHA RERA NO
P51700078457

Disclaimer: This Brochure is purely conceptual and not a legal offering, nor will be a part of the agreement. Number of units and doors may be revised. Developers reserve the right to amend layouts, plans, elevation, color scheme, specifications, amenities, etc.

*Terms & Conditions Apply



www.saishell.com



www.dudhebrothers.com