DRESDEN

DISCOVER

A Symphony Of Space, Quality And Happiness

ULWE, NAVI MUMBAI

ELEVATE YOUR WORLD,
REDEFINE YOUR
NOTION OF HOME



Images are for representational purpose only

DRESDEN

It gives us immense pride to introduce our latest residential project Dresden, located in the heart of Ulwe, Navi Mumbai - one of the most sought-after real estate locations currently due to the upcoming Navi Mumbai International airport and upcoming trans-harbour link bridge close by. Project Dresden offers segment leading spacious 1 BHK and 1 RK Flats and is nearby to all the civic facilities like convenience stores, schools, hospitals, the Kharkopar railway station and more.

Dresden is a perfect combination of modern amenities, spacious flats with various value additions like branded fixtures & paints, security features and more. A strong external structure made with market leading brands and a great location in one of the leading nodes of Navi Mumbai - making it the ideal home for our customers. Dresden is the manifestation of our motto – "We don't just construct properties, we make homes"

WHERE SPACIOUSNESS PAINTS THE CANVAS OF
EXTRAORDINARY LIVING

PROJECT HIGHLIGHTS

- Stilt+7 Structure
- Spacious 1BHK And 1RK Flats With Balconies
- 3-Tier Security System
- 24X7 Power Back Up System For Common Areas
- Branded High-Speed Elevator
- Air-Conditioned Fitness Centre
- Provision For Electric Vehicles' (EV's) Charger
- Use Of Tata Steel And Ultratech Cement For Entire RCC Work Of The Project
- Decorative Entrance Lobby With Italian Marble



Images are for representational purpose only

AT DRESDEN,

LIFE FINDS ITS PEAK,
A SANCTUARY OF BLISS,
WHERE DREAMS SPEAK

WHERE FULFILLMENT FLOURISHES

AND HAPPINESS FINDS ITS NEST,
A HAVEN WHERE JOY BLOSSOMS,
AND LIFE IS TRULY BLESSED.

Spacious Living Room

Private Balconies In Every Flat

Images are for representational purpose only

EXPERIENCE
A GRAND
WELCOME
EVERY TIME
YOU COME HOME

Decorative Lobby

Actual Floor Lobby Of Project Casablanca By Vishrut Constructions

TAKE YOUR
FITNESS
JOURNEY
TO NEW HEIGHTS

Air-Conditioned Fitness Centre

Images are for representational purpose only

WHY ULWE?

AFFORDABILITY

Compared to many other nodes of Navi Mumbai, real estate in Ulwe is competitively priced.

CONVENIENCE

Ulwe is another well-planned node by CIDCO and has all modern civic facilities available for its residents.

CONNECTIVITY

Ulwe is well connected by railway stations and major highways for ease of travel.

GROWTH POTENTIAL

Ulwe is a developing node. With the upcoming trans-harbour link bridge, the upcoming Navi Mumbai International Airport, the Kharkopar-Uran railway line and other major infrastructure development currently in progress, Ulwe shows promising potential for higher return on your investment.

Images are for representational purpose only

THE LANDMARK

WHERE EVERYTHING IS JUST AROUND THE CORNER



Source: Google Maps. Map Not To Scale. Map Is For Illustrative Purpose Only, Please Refer To Google Maps For Checking The Latest Map Of The Area.







LOCATION HIGHLIGHTS









· Upcoming Navi Mumbai International Airport - 12 mins drive

· Upcoming Trans Harbour Link – 10 mins drive

· Educational Institutes – 5 – 10 mins drive

· Kharkopar Railway Station – 4 mins drive

· Convenience Stores – 2 mins drive

· Ramsheth Thakur Sports Complex – 2 mins drive

· Hospitals – 5 – 7 mins drive

(Approximate times as per google maps)

Images are for representational purpose only

REDEFINING YOUR PERSONAL SPACE

INTERNAL AMENITIES



KITCHEN

- Provision For Water Purifier System, Refrigerator, Microwave And Other Appliances
- Stainless Steel Sink
- Concealed Plumbing In Kitchen
- Floor To Ceiling Wall Tiles
- Black Granite Platform
- Balcony In Kitchen

LIVING AREA AND BEDROOM

- Ample Sunlight And Cross Ventilation
- Flooring Finished With High Quality Vitrified Tiles In All Rooms
- Provision For Air Conditioning, Television, Wi-Fi Etc
- Access To The Balcony And Outdoor Space For An Al Fresco Dining Experience





BATHS AND WC

- Branded Bathroom Fittings And Sanitary Ware
- Concealed Plumbing With Premium Quality C.P Fittings
- Specialized Dr. Fixit Waterproofing Treatment In All Bathrooms
- Elegant Hot And Cold-Water Faucets
- Provision For Exhaust Fan And Geyser
- Floor To Ceiling Tiles
- Anti-Skid Ceramic Tiles In The Bathrooms For Safety

DOORS AND WINDOWS

- Thick Laminated Wooden Flush Doors
- High Quality Wooden Main Door Frames
- White Powder Coated Aluminium Sliding Windows With Tinted Glass For Privacy And Heat Insulation
- Black Granite Window And Internal Door Frames
- Branded Door Handles And Locks





SECURITY

- Video Door Security System In Every Flat
- CCTV Cameras At Entrance Lobby, Parking, And Driveway
- TV Screen With DVR For Seamless Surveillance For CHS
- Fire Alarm With Smoke Detectors & Fire Extinguishers
- Passcode Lock With RFID Card Access Control System At The Main Entrance Lobby

INTERNAL WALLS AND PAINTS

- 100mm Thick Siporex Blocks Used For Internal Walls
- High Quality Sand Used For Internal Walls Plaster And Waterproofing Work
- Gypsum And POP Finished Internal Walls
- Internal Walls Finished In Premium Quality Paint





ELECTRIFICATION

- ISI Certified Modular Switches Of Premium Make
- Branded Wires And Electrical Fittings
- Provision For Ready To Plug In Internet And Television Cable
- Adequate Electrical Points In All Rooms

ELEVATOR

- High – Speed Elevator Of Well-Known Brand
- Complete Stainless-Steel Finish With One Side Mirror
- Stainless-Steel Doors





POWER BACKUP SYSTEM

- Provision For Power Back Up For Common Areas, Elevator And Parking
- Seamless Switchover To Keep Common Area Power On During Outage

Images are for representational purpose only

EXPERIENCE LIFE BEYOND WALLS

EXTERNAL AMENITIES



STRUCTURE

- Earthquake Resistance RCC Framed Structure
- Use Of Tata Steel, Ultra Tech Cement For The Complete RCC Work Of The Project
- Use Of High-Quality Sand For Civil Work

ANTI TERMITE AND PEST CONTROL TREATMENT

- Anti-Termite Treatment And Pest Control At The Underground Level
- Pest Control In Every Flat Before Possession





WATER TANK

- Underground And Overhead Water Tank With Adequate Storage Capacity
- Both The Tanks Finish With Coba For Added Protection
- Rain Water Harvesting Tank Or Borewell

EXTERNAL WALLS AND PLASTER

- Double-Coat Plastered External Walls
- 150mm Thick Siporex Blocks From Ultra Tech Used In Building The External Walls
- High Quality Sand Used For External Walls Plaster And Waterproofing Work





EXTERNAL PAINT

- Our Signature Combination Paint Used On External Walls
- Textured Finish For External Walls
- Weather Proof Paint For External Walls

WATERPROOFING

- Dr. Fixit Branded Waterproofing Chemical Used For All Flat's External And Internal Walls, Bathroom, Kitchen Sink, Terrace And All Water Tanks
- Black Japan Chemical Used From Below Ground Level Column And Footing
- Terrace Floor Finished With White China Chip



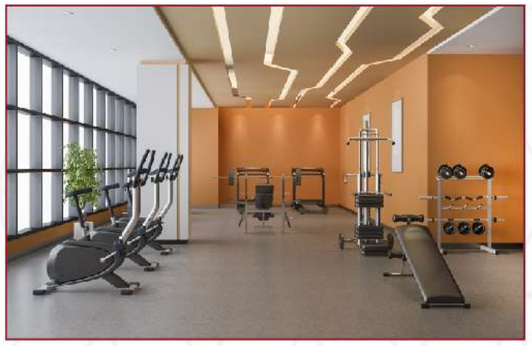


MAIN ENTRANCE LOBBY

- Decorative And Spacious Entrance Lobby
- Provision For Wheelchair Accessibility For Assistance Of People With Disabilities
- False Ceiling With Decorative Lights
- Pass Code Lock At Main Lobby Entrance
- Exclusive Look With Italian Marble

FITNESS CENTRE

- Latest Equipment And Machines For Cardiovascular And Weight Training
- Termite And Water Proof Flooring
- Mirror On The Wall For Ease Of Exercise
- Energy Efficient Air-Conditioning In The Fitness Area



Images are for representational purpose only

FIRST FLOOR PLAN



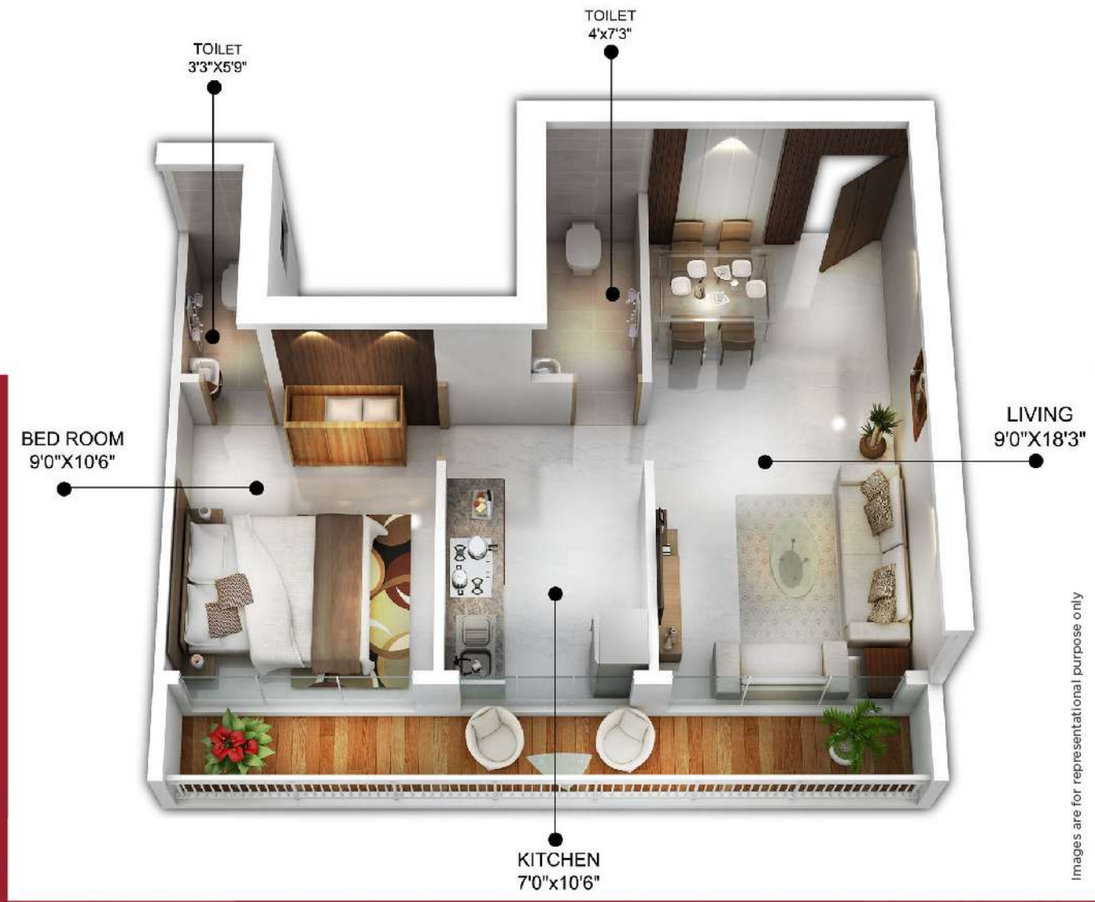
TYPICAL FLOOR PLAN
2ND TO 7TH



1 RK UNIT



1 BHK UNIT



VISHRUT®
CONSTRUCTIONS

CELEBRATING LIFESTYLES

**"WE DON'T JUST CONSTRUCT
PROPERTIES, WE MAKE HOMES"**

Established in 2015, within a short period we have managed to establish a strong foundation of our reputation on the bedrock of "Quality of the Highest Standards", "Commitment towards our Customers" & "Value in our Products". We are proud of the fact that all our projects have been executed and delivered before time with no compromise in quality. We set out to establish a new standard in the industry – exceeding the expectations of our customers and earning trust by delivering not promises, but results. Our defining principle is to design and build each home with the care as if we were making it for our own family. We therefore refuse to compromise on quality and time and have always been able to deliver to our customers "wonderful experiences" and "value investments". The Vishrut Constructions family has always and will always stand firmly behind the principles of – Quality. Commitment. Value.



Images are for representational purpose only



ATHENS

Our first project **ATHENS at Kharghar** is an exclusive 1 BHK project and a landmark of one-of-a-kind elevation and quality amenities.

Completion Time: 18 Months

BARCELONA

Our second project **BARCELONA at Vashi** is an exclusive building with luxurious 3 BHK apartments with one premium apartment per floor - delivering a grand feeling of ownership and privacy.

Completion Time: 15 Months





Casablanca

Our third project **CASABLANCA at Ulwe,** consists of 2 wings, having premium 1 & 2 BHK flats. Despite the unique challenges faced due to the Covid-19 lockdown, this project was completed and delivered in a timely manner.

Completion Time:
Phase 1 - 26 Months
Phase 2 - 10 Months

A Project By

VISHRUT®
CONSTRUCTIONS

Site Address: Plot No 363, Sector -17, Ulwe, Navi Mumbai.

Office Address: 803, Satra Plaza, Sector 19D, Vashi, Navi Mumbai 400703

www.vishrutconstructions.com enquire@vishrutconstructions.com

facebook.com/vishrutconstructions instagram.com/vishrut.constructions

09330 112112

Architect: Triarch Design Studio | RCC Consultant: Vinit Consultants

Legal Advisor: M Tripathi & Co

Scan QR Code

MahaRERA Registration No. P52000051926 available at maharera.mahaonline.gov.in

Disclaimer Note: The information contained in this brochure is issued in good faith for general guidance and for illustrative purposes only and is meant to be indicative of the kind of development proposed at the time that the brochure was finalised for printing. Whilst reasonable care has been taken in providing this information, 'Vishrut Constructions' and its related companies and agents, accept no responsibility for, any loss or damage whatsoever arising out of or related to the accuracy or completeness of any information contained in our brochure or for any action taken in reliance on such information by any person whether purchaser, potential purchaser, estate agent etc. ('Person') or otherwise. It does not constitute part of any offer or contract. Please note that changes to the property may be made at any stage development due to necessity by change is law, rules, market conditions etc. and all dimensions, fittings, specifications and representations and any other aspect are subject to change without notice.Every person entering into any kind of transaction with 'Vishrut Constructions' is deemed to have independently satisfied themselves as to the correctness of each part of the information contained in the brochure, by taking their own inspection or otherwise of all relevant plans, documents, public records etc.

BRANDNITI