

ASHAPURA

A TRADITION OF TRUST SINCE 1990

34+ Years of Real Estate Experience

41+ Delivered Projects in Mumbai, Thane & Navi Mumbai

25+ Lakh Sq. Ft. Developed of Residential & Commercial Projects

10,000+ Happy Faces

A PROJECT BY

ASHAPURA

THE LEGEND

THE LEGEND, Next to Hari Om Sweets, Near East West Flyover, V B Phadke Road, Mulund East, Mumbai 400 081

+91 88794 00081

sales@ashapurarealty.com

THE LEGEND project registered via MahaRERA Registration number: P51800078130 available on https://maharerait.mahaonline.gov.in under registered projects.

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THE LEGEND

Crafted for the Chosen Few.

Where Dreams
Meet Reality”
Crafting Homes
Since 1990



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WHERE EXCLUSIVITY MEETS CONVENIENCE

Limited to a Selected Few, Crafted for Endless Aspirations, Welcome to **THE LEGEND**, an iconic development by Ashapura Realty, where luxury living is redefined. Situated in the heart of Mumbai, this remarkable development is a rare opportunity for those who seek unmatched quality, convenience, and exclusivity.

WHO IS A LEGEND?

At **THE LEGEND**, you aren't just acquiring a residence—you're claiming a space that celebrates everything legendary about your life, your accomplishments, and your aspirations.

- **Aspire to Greatness**: Those who have reached the pinnacle of success and continue to aim higher.
- **Value Legacy**: People who understand the power of leaving behind a remarkable impact—whether in business, family, or community.
- **Embody Excellence**: Individuals who are known for their unwavering commitment to quality, vision, and ambition.
- **Seek Uniqueness**: Legends seek out exceptional opportunities and make them their own.



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LEGENDARY LIFESTYLE AT THE LEGEND.

Living at **THE LEGEND** is more than a status symbol—it's an experience. It's where a legendary lifestyle is crafted with every detail, blending modern design with thoughtful convenience.

UNPARALLELED PRIVACY.

With only a selected few luxury residences, **THE LEGEND** ensures that your home remains your sanctuary—quiet, private, and free from the distractions of busy city life.





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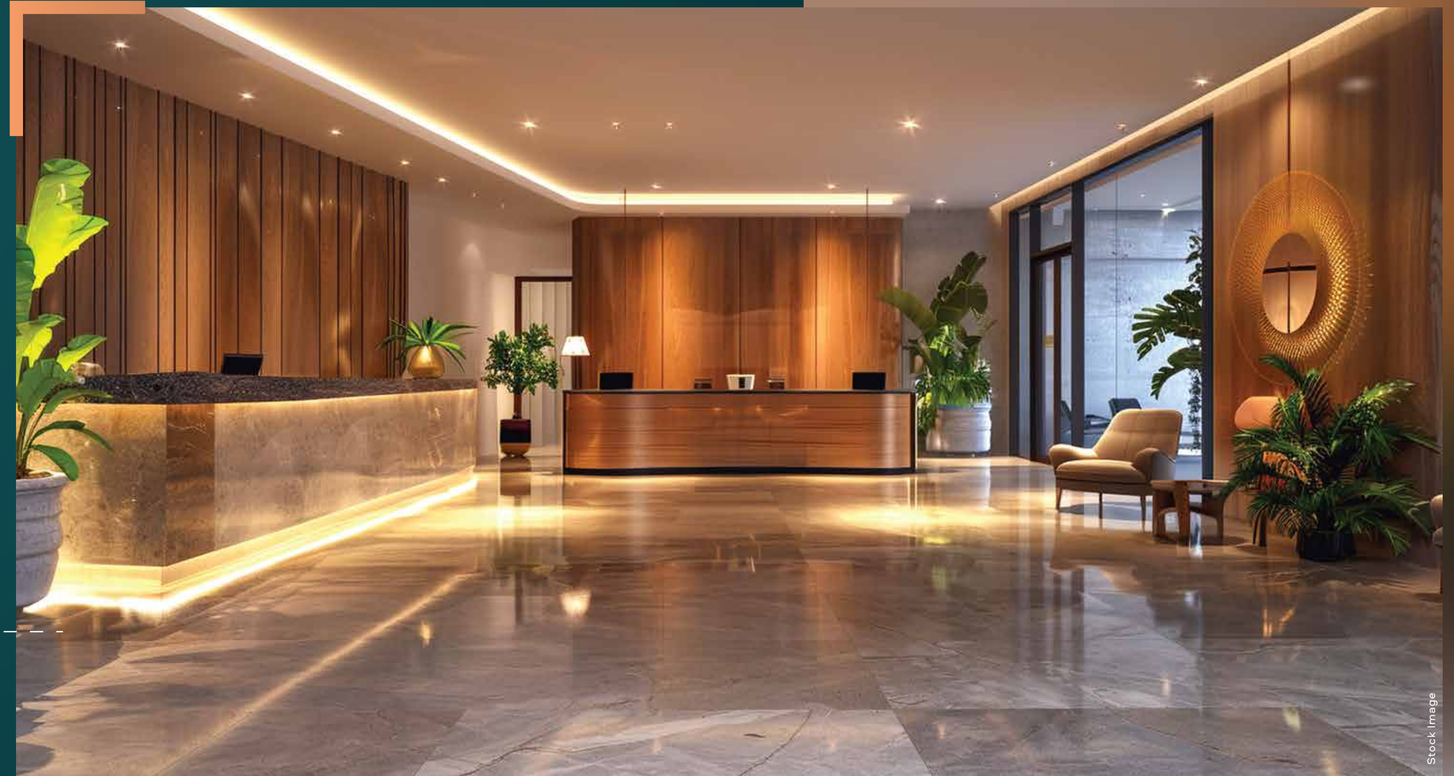
UNMATCHED.
REDEFINED.

Designed for those who appreciate the finest things in life, every element of **THE LEGEND** has been meticulously crafted to deliver unparalleled comfort, luxury, and sophistication.

AN ADDRESS OF DISTINCTION.

At **THE LEGEND**, your address becomes a part of your identity—a reflection of your high standards and exceptional taste. It's a destination that resonates with your success and vision.



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THE LEGEND

WHY CHOOSE THE LEGEND?
EMPOWERING EXCELLENCE.

At **Ashapura Realty**, we are driven by values that guide our every move:

- **Integrity, Transparency, and Accountability** - Foundations that build trust with our customers and partners.

- **Lasting Value** - Our commitment to creating enduring value for customers, communities, and stakeholders ensures that our projects stand the test of time.

- **Innovation and Excellence** - We strive to push boundaries, setting new standards and exceeding expectations.

HALLMARKS OF THE LEGEND

Thoughtfully designed with high-end features and attention to detail, THE LEGEND offers a lifestyle beyond the ordinary, blending unmatched luxury, comfort, and sophistication for those who seek perfection.

Building Structure: THE LEGEND features a Ground Floor + 4 podium levels, and 16 habitable floors, offering a well-planned and aesthetically designed layout. It includes covered car parking facility, ensuring hassle-free and convenient parking experience for residents.

Centrally Located
Enjoy unmatched convenience with easy access to all essential services, schools, hospitals, shopping centers, and more.

Serene Homes
Choose from 1, 2 & 3 Bed Iconic Deck Residences homes that offer spacious layouts and top-quality finishes to ensure comfort and style.


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Artistic Impression

UNPARALLELED CONNECTIVITY

Location is everything, and **THE LEGEND** *stands in the perfect spot to connect you to the best of Mumbai.*

• **Strategic Location**: Nestled next to the Mulund East and West Flyover, **THE LEGEND** offers Seamless connectivity to both sides of the city. Whether for business or leisure, travel time is minimized, allowing you to enjoy more of what matters.

• **A Bridge Between Work and Home**: The design of **THE LEGEND** ensures that your work-life balance remains uninterrupted, offering you a quick commute to both the city's corporate centers and leisure destinations.

• **Easy Access to Key Areas**: Whether it's the hustling business hubs, prestigious schools, or serene recreational spots, everything you need is just minutes away. Enjoy effortless access to major landmarks, transport networks, and entertainment districts, all from your doorstep.



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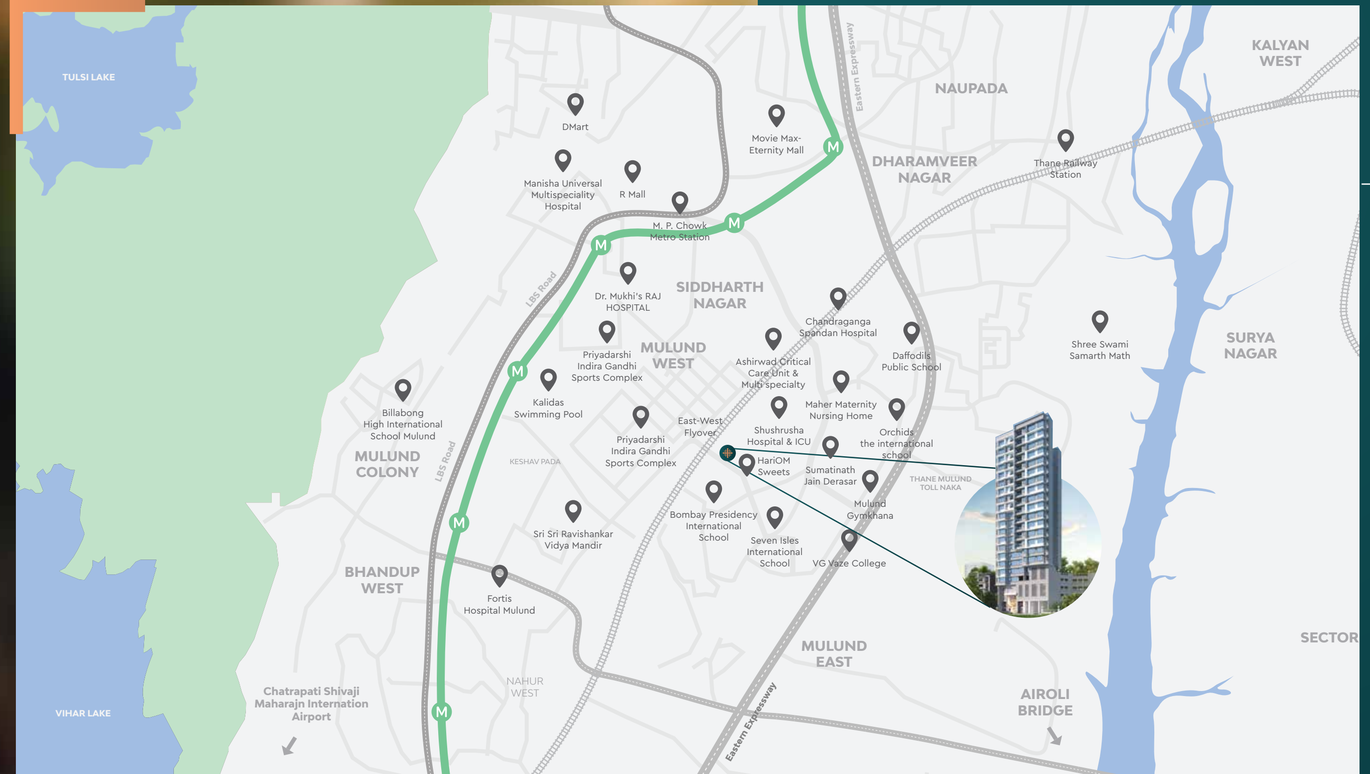

PERFECTLY POSITIONED

Connectivity

• Sumatinath Jain Derasar	750 M
• Mulund Railway Station	850 M
• Eastern Expressway	1.2 Km
• Panch Rasta Mulund West	1.6 Km
• Lal Bahadur Shastri Marg (LBS Road)	1.6 Km
• Mulund Check Naka	1.6 Km
• Proposed Mulund Metro Station	2.1 Km
• International Airport	18 Km
• BKC	19 Km

Shopping & Malls

• R Mall	2.6 Km
• D-Mart Ready	2.7 Km
• Korum Mall	5.2 Km
• Viviana Mall	5.9 Km
• R City Mall	11.6 Km

Education

• Orchids The International School Mulund	900 M
• Daffodils Public School	950 M
• Bombay Presidency International School	1.4 Km
• Seven Isles International School	1.4 Km
• D.A.V International School	2.0 Km
• Sri Sri Ravishankar Vidya Mandir (SSRVM)	3.1 Km
• NES International School	3.9 Km
• Billabong High International School	4.1 Km

Hospitals

• Chandraganga Spandan Hospital	210 M
• Ashirwad Critical Care Unit & Multi specialty	850 M
• Shushrusha Hospital & ICU	750 M
• Maher Maternity Nursing Home	900 M
• Dr. Mukhi's Raj Hospital	2.0 Km
• ESIS Hospital	2.5 Km
• Manisha Universal Multispeciality Hospital	2.8 Km
• Apex Hospitals Mulund	3.4 Km
• Fortis Hospital Mulund	3.7 Km

Sports & Leisure

• Mulund Gymkhana	1.0 Km
• Priyadarshi Indira Gandhi Krida Sankul	2.0 Km
• Kalidas Swimming Pool	2.3 Km
• Sardar Pratap Singh Udyan	3.4 Km

STATE-OF-THE-ART AMENITIES.

From wellness zones to entertainment spaces, **THE LEGEND** offers amenities that cater to your every need, making every day feel extraordinary.



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EXPERIENCE A WORLD OF EXCLUSIVE OUTDOOR COMFORTS.

- Party Lawn
- Amphitheater
- Game Zone
- Indoor & Outdoor Gym
- Senior Citizen Area
- Sandpit Area
- Kid's Play Zone
- Jogging Track
- Hammock Zone
- Reading Corner
- Sitting Deck
- Yoga Decks & **MORE**

WHERE COMFORT MEETS SOPHISTICATION INDOORS.

INTERNAL AMENITIES:

- Private Balconies
- Anti-skid tiles in Balcony Ensuring Safety.
- Elegant Glass Railings for Balcony.
- Smart Home Integration
- Split AC's In All Rooms
- Concealed Copper Wirings
- Branded Electrical Fittings
- Spacious 6x4 ft Flooring in the Living Room for an Expansive Feel.
- Impressive Ceiling Height of 3.2 Meters
- Secure & Covered Surface Car Parking.

SERENE BEDROOMS FOR RESTFUL RETREATS

- Premium flooring tiles for a sophisticated and refined finish in Master Bedrooms.
- Premium DGU Soundproof Windows.

KITCHENS BUILT FOR CULINARY ARTISTRY

- Modular Kitchens & Provisions For Smart Appliances- OTG, Chimney, Hobb, Exhaust Fan.
- Artificial Granite Kitchen Platforms
- SS Sink
- Ample Storage Solutions

LUXURIOUS BATHROOMS THAT PAMPER

- Premium fixtures from top-tier brands like Grohe, Kohler, or equivalent.
- Exhaust Fans
- Geyser
- Frameless Glass Shower Partition
- Anti-Fog Mirrors And Mood Lighting For A Spa-Like Experience Every Day.
- Thoughtfully designed tiles at optimal levels for a flawless finish.

DESIGNED FOR CONVENIENCE AND SECURITY

- Digital Door Locks
- Uninterrupted Power backup for lifts & common areas
- Video Door Phones
- EV charging provision for a sustainable lifestyle.
- Fire Rated Doors
- Air-conditioned Grand entrance lobby for Grand Arrival.
- 24x7 Advanced Security CCTV surveillance.
- World-Class High-speed Elevators (2 Passenger & 1 Fire Lift) by ThyssenKrupp/ KONE or equivalent.









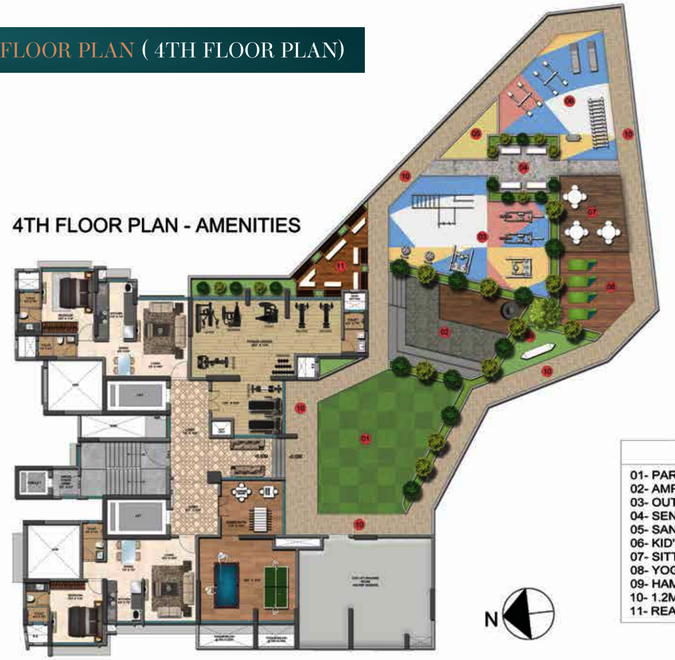




GROUND FLOOR PLAN



AMENITIES FLOOR PLAN (4TH FLOOR PLAN)



LEGEND

01- PARTY LAWN (50SQ.M.)
02- AMPHITHEATER (34.40 SQ.M.)
03- OUTDOOR GYM (49.50 SQ.M.)
04- SENIOR CITIZEN'S CORNER (9 SQ.M.)
05- SANDPIT
06- KID'S PLAY AREA (43.10 SQ.M.)
07- SITTING DECK (16.80 SQ.M.)
08- YOGA/ MEDITATION DECK (17.90 SQ.M.)
09- HAMMOCK ZONE (7.70 SQ.M.)
10- 1.2M JOGGING TRACK
11- READING CORNER (14.90 SQ.M)

Disclaimer: This is provisional amenity, subject to final approval by MCGM

FLAT NO.	TYPE	RERA CARPET	
1	2 BED	666 SQ.FT	61.87 SQ.M
2	2 BED	678 SQ.FT	62.92 SQ.M
4	3 BED	956 SQ.FT	88.84 SQ.M
5	2 BED	675 SQ.FT	62.81 SQ.M



1 WING | 3 HIGH SPEED ELEVATORS | 4 UNITS IN EACH FLOOR | 1 STAIRCASE

Our architects ensures optimal use available space regardless of type or size. Each Room is spacious, well lit and ventilated

UNIT NO: 02 PLAN - 1 BHK TYPE II
RERA CARPET | 451 SQ.FT | 41.86 SQ.M.

AREA	DIMENSIONS
LIVING ROOM	10'6" X 14'6"
DINING AREA	4'9" X 8'0"
KITCHEN	7'9" X 10'9"
MASTER BEDROOM	10'6" X 11'9"
ATTACHED WASHROOM	4'3" X 7'6"
COMMON WASHROOM	1'30" X 1'20 "



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UNIT NO: 01 PLAN – 1 BHK TYPE I
RERA CARPET | 487 SQ.FT | 45.27 SQ.M.

AREA	DIMENSIONS
LIVING ROOM	9'3" X 14'6"
DINING AREA	6'6" X 6'9"
KITCHEN	11'0" X 7'6"
MASTER BEDROOM	10'0" X 11'9"
ATTACHED WASHROOM	4'3" X 7'6"
COMMON WASHROOM	7'3" X 4'3"



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UNIT NO: 05 PLAN – 1 BHK TYPE III
RERA CARPET | 481 SQ.FT | 44.76 SQ.M.

AREA	DIMENSIONS
LIVING ROOM	10'0" X 15'9"
DINING AREA	7'0" X 7'9"
KITCHEN	6'9" X 7'9"
MASTER BEDROOM	10'3" X 11'9"
ATTACHED WASHROOM	4'3" X 7'6"
COMMON WASHROOM	4'0" X 7'0"



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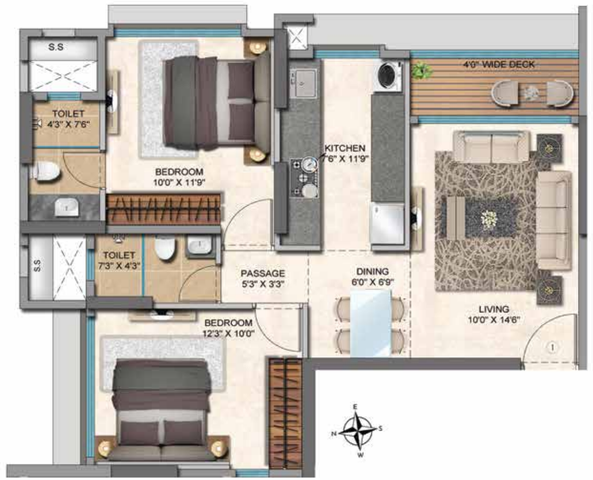
UNIT NO: 01 PLAN - 2 BHK TYPE I
RERA CARPET | 666 SQ.FT | 61.87 SQ.M.

AREA	DIMENSIONS
LIVING ROOM	10'0" X 14'6"
WIDE DECK AREA	4'0"
DINING AREA	6'0" X 6'9"
KITCHEN	7'6" X 11'9"
MASTER BEDROOM	10'0" X 11'9"
ATTACHED WASHROOM	4'3" X 7'6"
COMMON BEDROOM	12'3" X 10'0"
COMMON WASHROOM	7'3" X 4'3"



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UNIT NO: 02 PLAN - 2 BHK TYPE II
RERA CARPET | 678 SQ.FT | 62.92 SQ.M.

AREA	DIMENSIONS
LIVING ROOM	10'6" X 14'6"
WIDE DECK AREA	4'0"
DINING AREA	4'9" X 8'0"
KITCHEN	7'9" X 10'9"
MASTER BEDROOM	11'9" X 10'6"
ATTACHED WASHROOM	4'0" X 7'3"
COMMON BEDROOM	10'0" X 11'9"
ATTACHED WASHROOM	4'3" X 7'6"
COMMON WASHROOM	1'30" X 1'20"



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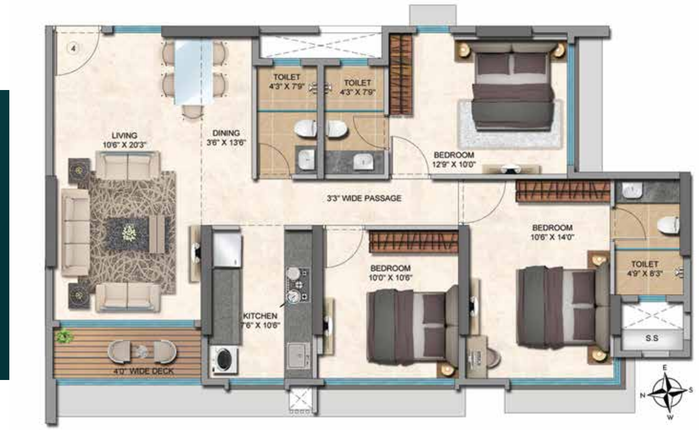
UNIT NO: 04 PLAN - 3 BHK
RERA CARPET | 956 SQ.FT | 88.84 SQ.M.

AREA	DIMENSIONS
LIVING ROOM	10'6" X 20'3"
WIDE DECK AREA	4'0"
DINING AREA	3'6" X 13'6"
KITCHEN	7'6" X 10'6"
MASTER BEDROOM	10'6" X 14'0"
ATTACHED WASHROOM	4'9" X 8'3"
MASTER BEDROOM	12'9" X 10'0"
ATTACHED WASHROOM	4'3" X 7'9"
COMMON BEDROOM	10'0" X 10'6"
COMMON WASHROOM	4'3" X 7'9"



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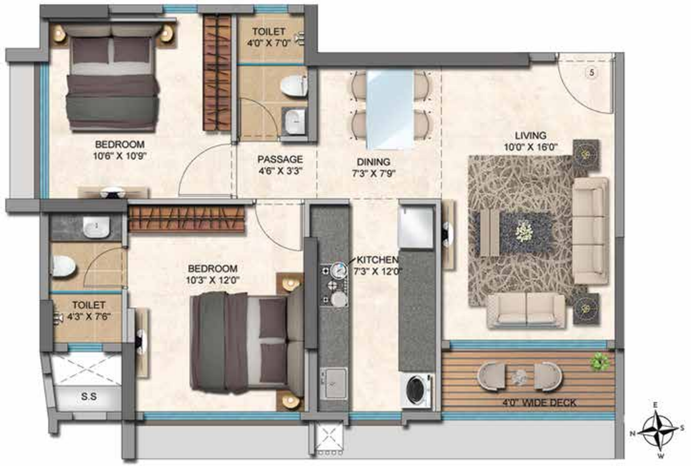
UNIT NO: 05 PLAN - 2 BHK TYPE III
RERA CARPET | 675 SQ.FT | 62.81 SQ.M.

AREA	DIMENSIONS
LIVING ROOM	10'0" X 16'0"
WIDE DECK AREA	4'0"
DINING AREA	7'3" X 7'9"
KITCHEN	7'3" X 12'0"
MASTER BEDROOM	10'3" X 12'0"
ATTACHED WASHROOM	4'3" X 7'6"
COMMON BEDROOM	10'6" X 10'9"
COMMON WASHROOM	4'0" X 7'0"



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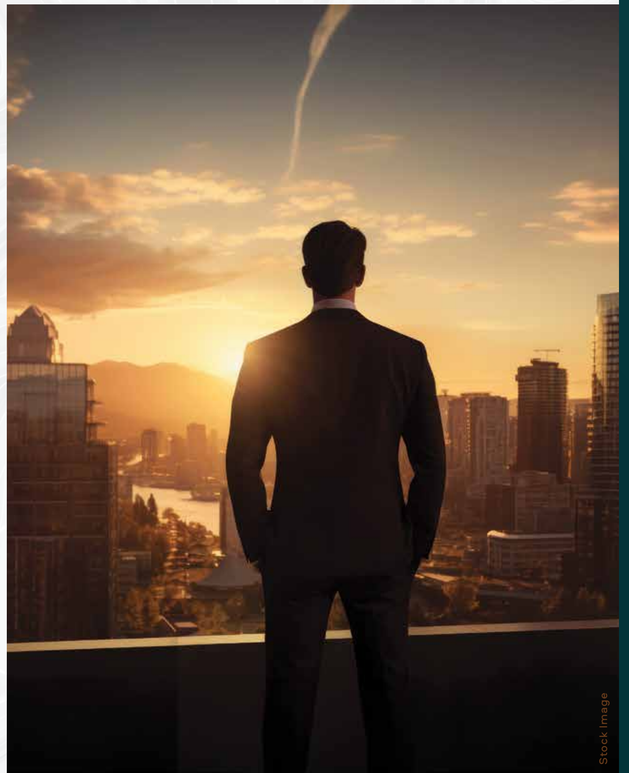
HERITAGE OF EXCELLENCE.

With over 34 years in real estate, Ashapura Realty brings unmatched expertise to every project. Our proven success in development projects reflects our deep knowledge in transforming spaces and elevating Communities..

• **Commitment to Quality**: At Ashapura Realty, quality is at the core of everything we build. We are dedicated to delivering high-caliber developments that not only meet but exceed industry standards. From meticulous planning to superior craftsmanship, every project is designed to enhance the lifestyle of our residents. Our unwavering focus on innovation, durability, and attention to detail ensures that each home reflects excellence, offering a perfect blend of comfort, aesthetics, and long-term value.

• **Accessibility, Transparency, and Accountability**: We are devoted to delivering high-quality results that enhance the lives of our residents. Every development is carefully crafted to ensure satisfaction and elevate living standards.



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Our Vision: At Ashapura Realty, we aim to deliver premium developments that focus on meticulous design, cutting-edge construction techniques, and timely project completion. We create spaces that not only elevate living standards but blend luxury with practicality.

Our Mission: Our commitment is clear: to provide top-tier construction that enhances your lifestyle. With unparalleled amenities, we transform each residence into a sanctuary of comfort and luxury.



ASHAPURA
A TRADITION OF TRUST SINCE 1990

Designing Architect
Farooq Lokhandwalla Alft

BMC Arhitect
M/S Ar Design Studio

Legal Advisor
Adv. Preeti Walimbe

★ COMPLETED PROJECTS

BHANDUP
- SAMARTH GARDEN
- SAMARTH SRISHTI
- SAMARTH NAGAR

GHATKOPAR
- SHANKAR SADAN

NERAL
- MY SKY RESIDENCY

KHARGHAR
- AMAR HEIGHT

DOMBIVLI
- ASHA PARK
- ASHA GARDEN
- ASHA JYOT
- ASHA AANGAN
- ASHA SADAN
- ASHA KRUPA
- ASHA KUTIR
- ASHA SNEH
- ASHA POOJA
- ASHA BHOOMI
- ASHA MILAN
- ASHA DEEP
- ASHA LAXMI
- ASHAPURA APARTMENT
- ASHAPURA ARCADE
- ASHAPURA DARSHAN
- ASHA PREM
- ASHA BHAKTI
- ASHA PALACE
- ASHA MANGAL

BADLAPUR
- UMA ASHISH
- ASHA VIHAR

KAMOTHE
- CRYSTAL TOWER
- AMAR VILLA

NEW PANVEL
- ASHA HARMONY
- ASHAPURA DARSHAN
- SHREE ASHAPURA RESIDENCY

ULWE
- CRYSTAL AVENUE
- CRYSTAL VILLA & MANY MORE

★ ONGOING PROJECTS

BHANDUP
- SAMARTH AURA

VIKHROLI
- THE RISING 58

DAHISAR
- RANG REKHA

KARJAT
- AYODHYA