

# EDMONT

KANDIVALI (W)

PROJECT DEMONSTRATOR

# ASHWIN SHETH GROUP

Ashwin Sheth Group, previously known as Sheth Developers, is a leading name in the realty industry with an identity rooted in old beliefs and infused with contemporary thinking. Ashwin Sheth Group has delivered some of the finest residential, IT, retail, and township projects in India and abroad. Inspired by the design philosophy, Ashwin Sheth Group has crafted spaces that have become destinations

## NUMBERS THAT DEFINE OUR JOURNEY

1

ESTD. IN 1986

2

DELIVERED 80+ LANDMARK PROJECTS

3

25,000+ HOMES BUILT

4

CRAFTED OVER 35 MILLION SQ. FT.

5

ONE OF THE INDIA'S DESIGN ORIENTED REALTY FIRM

# OUR MILESTONE PROJECTS



BeauMonde, Prabhadevi



Iris Bay, Dubai



Energy, Prabhadevi



Vasant Lawns, Thane



Montana, Mulund (W)



72 West, Andheri



Viviana Mall, Thane

## A STRONG FOUNDATION



### ASHWIN SHETH

Chairman & Managing Director

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- Visionary par excellence
- Industry Veteran with over 30 years of experience
- Responsibilities: Business Strategy, Planning & Design, Land Acquisition and Legal & Finance

## ADDING VALUES TO YOUR HOMES BY PARTNERING WITH THE BEST.



cracknell



EDIFICE



ATKINS



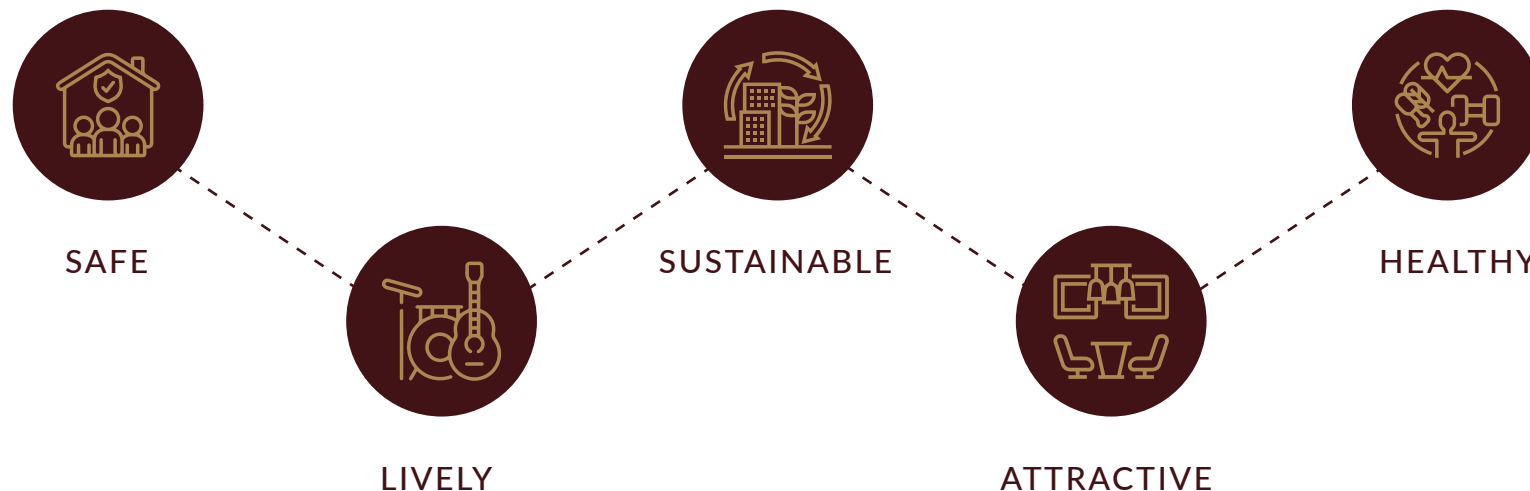
BNK

uhalondon



## A PROJECT THAT STANDS FOR Prosperity. Security. Happiness.

Edmont is spread across 2.02 acres, having a sustainable lifestyle and a healthy development. From evolving the first out-of-the-box idea to tightening the last bolt, Edmont is envisioned to render the entire spectrum of services and high-standard amenities. Edmont is your ideal home if you are looking for a cost-efficient abode with an upgraded lifestyle.



## CREATED BY THE MASTERS OF THE INDUSTRY

### DESIGN ARCHITECT



- Leading Mumbai-based SSA Architects
- Over 20 years of cutting-edge expertise
- Diverse portfolio including offices, residences, hospitals and more
- Supported by a dynamic team of 200+ members

### LANDSCAPE ARCHITECT



- Pioneering landscape solutions provider since 2005
- Transformed over 500 acres of Indian land
- Specializes in creative sales offices, landscapes and urban green spaces

### MEP DESIGNERS



- Leading multi-disciplinary consultancy in Mumbai and Goa
- Specializes in Mechanical and Electrical engineering
- Committed to excellence, sustainability and holistic design
- Focuses on creating optimal human environments

### STRUCTURAL DESIGNER



- Operating for over 33 years
- Expertise in delivering reliable, innovative and cost-effective designs
- Specializes in reinforced concrete, pre-stressed concrete, steel and composite structures
- Designs meet codes and architectural standards



## MODERN INFRASTRUCTURE REDEFINES URBAN LIVING

### Strategic Location

Kandivali enjoys a prime location with excellent connectivity. It is well-connected to major commercial hubs like Malad, Goregaon and Andheri. The Western Express Highway and the Mumbai suburban railway line further enhance accessibility to other parts of the city.

### Rapid Infrastructure Development

Kandivali has witnessed significant infrastructure development in recent years. The area boasts of well-maintained roads and modern transportation, facilities and the presence of reputed educational institutions, healthcare facilities and shopping centers. The development of business parks and commercial complexes have also attracted major companies, leading to employment opportunities.

### Vibrant Social Infrastructure

Kandivali offers a vibrant social infrastructure, with numerous recreational amenities like parks, gardens, sports complexes and entertainment centers. The presence of renowned hospitals, educational institutions and shopping malls caters to the daily needs and lifestyle preferences of its residents.

### Potential for Appreciation

Kandivali is a goldmine for investors and residents in multifold dimensions. Those eyeing long-term growth are drawn to Kandivali's promising real estate landscape, poised for robust appreciation in the near future. With a thriving social fabric and strategic connectivity, it stands as an enticing prospect in the ever-evolving property market.



## AHEAD OF ITS TIME: KANDIVALI'S FUTURISTIC INFRASTRUCTURE

Kandivali offers residents a seamless urban experience. Renowned educational institutions, world-class healthcare facilities and vibrant shopping centers add further appeal, creating a harmonious blend of comfort and convenience. Embrace the advantages of Kandivali's better infrastructure and elevate your quality of life to new heights.

### SOCIAL INFRASTRUCTURE IN KANDIVALI'S WEST



#### SCHOOL

Holy Cross Convent  
IB Patel School

Ryan International School  
St. Dominic Savio High School

City International School  
St. Joseph High School



#### HOSPITAL

Apex Hospital, Kandivali  
Dr. Sabnis Hospital

ESIC Hospital  
Zenith Hospital, Malad West

Cloud Nine Children's Hospital



#### RETAIL & SHOPPING

Raghuleela Mall  
Harmony Mall

Oberoil Mall  
Rajputana Empire

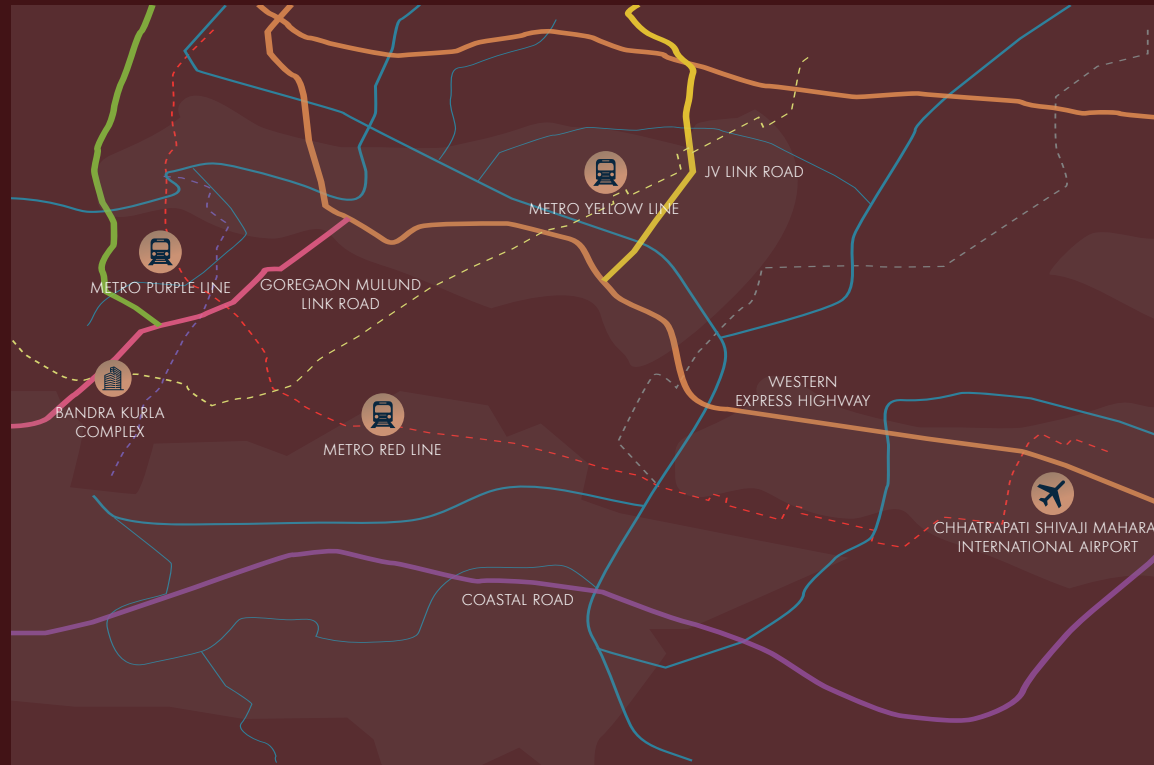
Kamdhenu Shopping Centre  
Armaan Shoppee



# KANDIVALI'S UPCOMING INFRASTRUCTURE SETS THE STAGE FOR GROWTH

1

Once completed, the coastal road will further improve north-to-south vehicular connectivity and have a positive impact on the north-western suburban areas, including Malad, Kandivali & Borivali.



2

The proposed Goregaon-Mulund Link Road will connect the western suburban areas of Goregaon and Malad with the eastern suburbs of Mulund and will decrease the travel time to 20-25 minutes only.

3

The Metro Red Line, along with the Western Express Highway, will be the key to easing down the traffic situation. The metro line will be further connected to Chhatrapati Shivaji Maharaj International Airport. The micromarkets with direct accessibility will further appreciate after metro connectivity.

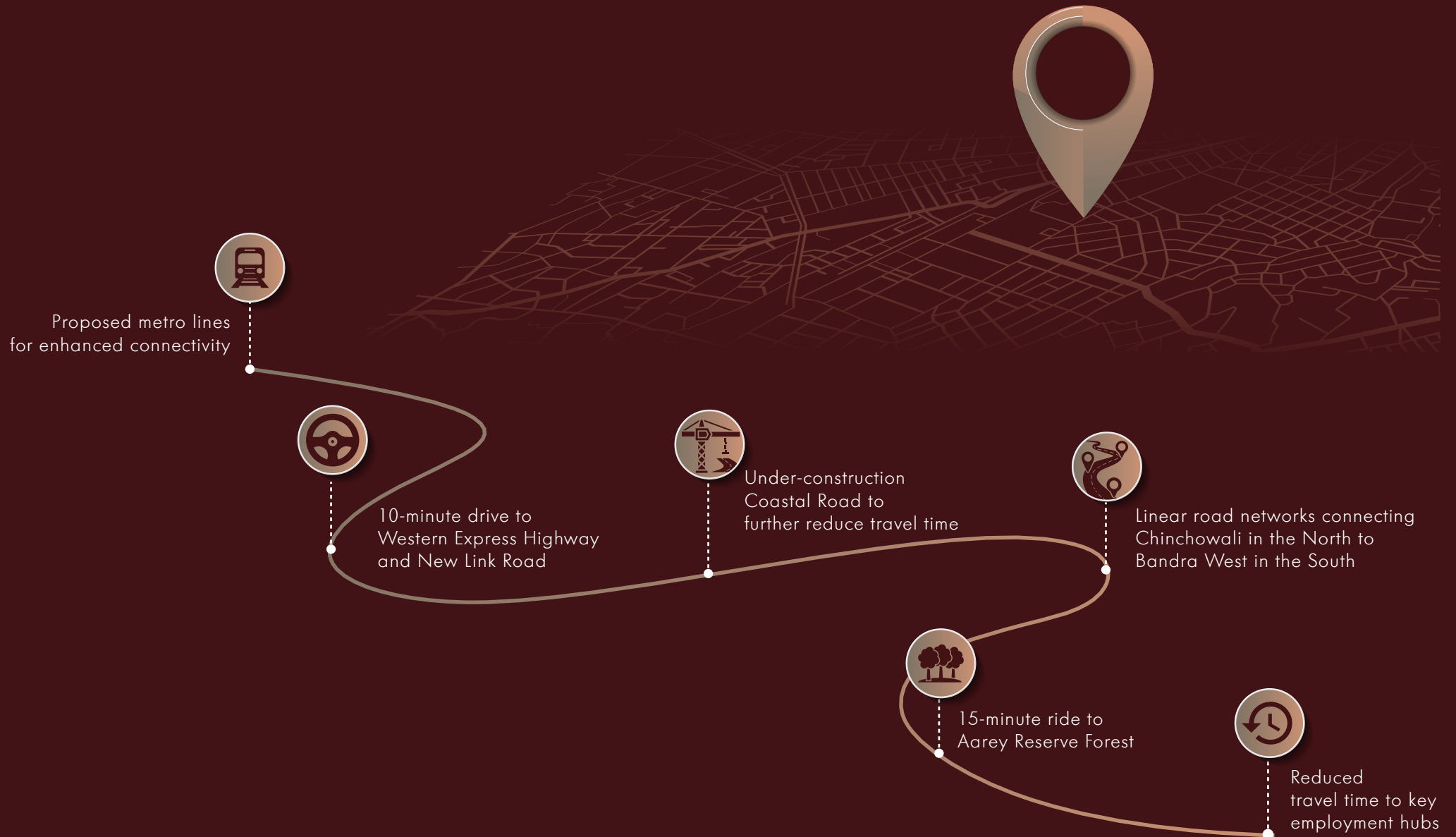
4

The proposed Purple Line metro will pass via the JV link road, connect the western suburb region with eastern suburbs and provide easy & congestion-free access to eastern areas like Powai, Nahur and Mulund.

5

The Proposed Yellow Line metro will run along the New Link Road and connect Malad West Micromarket to the southern micromarkets of Bandra Kurla Complex and Chembur.

# UNLOCKING THE VALUE OF KANDIVALI'S PRIME LOCATION



## IMMERSE YOURSELF IN OUR SUPREME PRESENCE IN **KANDIVALI**

### DELIVERED 14 PRESTIGIOUS LANDMARKS

Discover the legacy of Ashwin Sheth Group in Western Kandivali, where our collection of 14 illustrious projects epitomizes our commitment to crafting environments that enhance lifestyles, reimagine convenience, and mirror our unparalleled influence in this prominent part of the city.

#### OUR PROJECTS

- VASANT ANGAN
- VASANT LAXMI
- VASANT VAIBHAV
- VASANT SARITA
- VASANT SMRUTI
- MARVEL PHASE 1 & 2
- VASANT SADHANA-ARADHNA
- VASANT ARADHNA
- VASANT VAIKUNTH
- VASANT VIJAY
- VASANT HSG. COMPLEX
- VASANT UTSAV
- VASANT AISHWARYA
- VASANT PRIDE



# EXTENDING A **RICH LEGACY** WITH OUR 15<sup>TH</sup> LANDMARK IN **KANDIVALI**

The Ashwin Sheth Group is all set to script its newest chapter in Kandivali. With a rich history of crafting exceptional developments, the Ashwin Sheth Group is poised to leave an indelible mark on Kandivali's skyline once again. Expect a masterful fusion of modern design, luxury and thoughtful amenities, all meticulously curated to elevate your lifestyle. Anticipate a living experience like no other, as the Ashwin Sheth Group brings its unparalleled expertise to create yet another milestone in Kandivali's illustrious journey.





P R E S E N T I N G

# EDMONT

KANDIVALI (W)

Spread across 2.02 acres of land, Edmont is carved with perfection for the elites of society. Designed with supreme indulgences, the best connectivity and a perfect lifestyle, it's a home hand-picked for crème de la crème.

51-Storey Skyscraper

Elegant 2 & 3 Bed Residences

Manori Creek And Open Lush Green Views

25+ Lifestyle Amenities

Excellent Location With Easy Connectivity

## AURELIA

- Mix development-Residential + Retail
- G+1 Shops
- Basement (Parking & Services) + Ground + P1 To P8 – Parking Levels
- E-deck – Amenity Level
- 2<sup>nd</sup> To 51<sup>st</sup> – Residential Floors
- Unit Typologies – 2 BHK, 3 BHK Smart, 3 BHK Large and Jodi options
- 8 Units Per Typical Floor
- 7 Refuge Floors
- Core - 2 Staircase + 7 Lifts + 1 Fire Evacuation Lift





## PROJECT HIGHLIGHTS

- 51 storeys tower
- 2.02 acres of mixed development
- 60% - 40% unbuilt to built ratio (footprint 40%)
- Well connected and easily accessible
- Outdoor decks with optimum view
- Vastu-compliant homes
- Double-height entrance lobby
- Pedestrian-friendly recreational zones



## SUSTAINABLE AMENITIES

- Miyawaki forest
- 60% of podium greens
- Sewage treatment plant
- Rainwater harvesting
- Adequate day lighting & cross-ventilation
- Solar panel installation
- Organic waste composter



## LIFESTYLE INDULGENCES

- E-deck level amenities
- Game zone
- Swimming pool & kids' pool
- Party hall, lawn & rooftop lounge
- Jogging track
- Senior citizens zone
- Private theater
- Gymnasium & community living



## SAFETY & TECHNOLOGY

- 3 tier security system: boom barriers at entrance, 2-way VDP for each flats, intercom system
- CCTV at all levels
- Optic fibre for units
- Mobile signal boosters
- High-speed elevators
- Advanced parking systems

## AN ABODE THAT'S TOO PERFECT TO BE TRUE

### SHETH EDMONT - AURELIA

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It is designed to have an optimal panoramic view, which will in turn help in promoting healthy, conscious living and a quality outlook on life. Edmont is settled in a very compact and dense urban fabric that is well-connected and easily accessible from city spotlights, having a cultured, enthusiastic neighborhood. In spite of being in a prominent location, there's no compromise on views. Each abode is a vastu-compliant, making it ideal for all generations.

## NATIONAL PARK VIEW



Actual East View From 35<sup>th</sup> Floor

## PAGODA VIEW



Actual West View From 40<sup>th</sup> Floor

## CITY VIEWS



# ADVANTAGES OF A WELL-CONNECTED ADDRESS





## SHETH EDMONT - AURELIA CONFIGURATION

CONFIGURATION TYPE	RERA CARPET AREA
2 BHK	761 SQ. FT.
2 BHK	766 SQ. FT.
2 BHK	769 SQ. FT.
2 BHK	776 SQ. FT.
3 BHK (SMART)	1007 SQ. FT.
3 BHK (SMART)	1009 SQ. FT.
3 BHK (LARGE)	1218 SQ. FT.
3 BHK (LARGE)	1255 SQ. FT.

# AURELIA

## Ground and E Deck Level Amenities

- 1 MIYAWAKI FOREST
- 2 BADMINTON COURT
- 3 BOX CRICKET AREA
- 4 CLUB HOUSE ROOF-TOP LOUNGE
- 5 OUTDOOR JACUZZI
- 6 KIDS' POOL
- 7 SWIMMING POOL
- 8 POOL DECK
- 9 MULTIPURPOSE PLAY COURT
- 10 PARTY LAWN
- 11 SENIOR CITIZEN CORNER
- 12 OPEN AMPHITHEATRE
- 13 KIDS' PLAY AREA
- 14 WALKING TRACK





INDULGE IN THE EXQUISITE ALLURE AS  
THE SERENE POOL AWAITS YOU







Artist's Impression



## PERFECT BLEND OF MODERN LIFESTYLE AND SERENE NATURE



INDOOR GAMES ROOM



CAFETERIA



LIBRARY



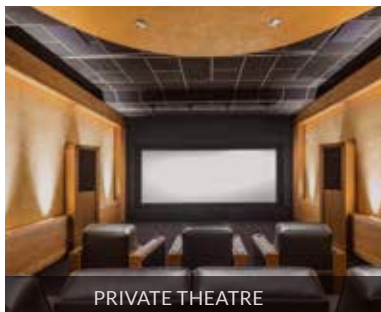
MULTIPURPOSE HALL



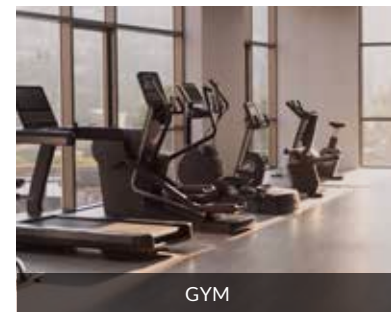
BUSINESS LOUNGE



YOGA AND MEDITATION ZONE



PRIVATE THEATRE



GYM



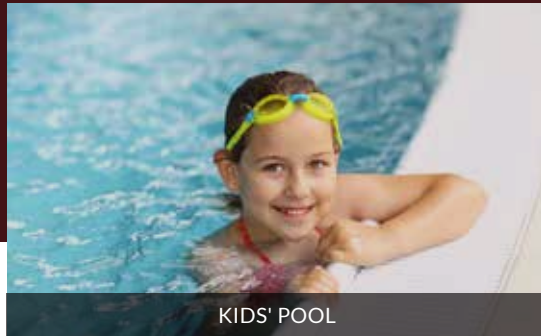
KIDS' PLAY AREA



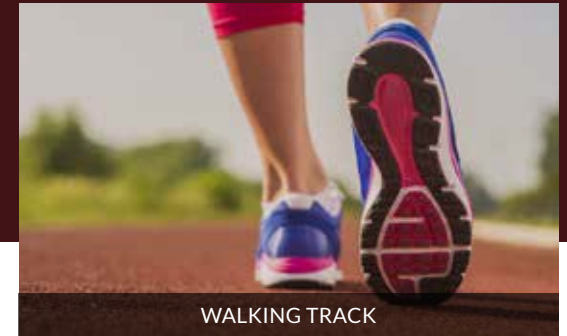
PARTY LAWN



LANDSCAPED GARDEN



KIDS' POOL



WALKING TRACK



SENIOR CITIZENS' CORNER

























MIYAWAKI FOREST



OPEN AMPHITHEATRE



INDOOR	OUTDOOR	GAMES	RELAX	GREEN AREA	FITNESS
 MULTIPURPOSE HALL	 KIDS' PLAY AREA	 BOX CRICKET	 SWIMMING POOL + KIDS' POOL	 LANDSCAPE GARDENS	 WALKING TRACK
 LIBRARY	 MULTIPURPOSE PLAY COURT	 TABLE TENNIS	 OUTDOOR JACUZZI	 MIYAWAKI GARDEN	 GYMNASIUM WITH AEROBIC ZONE
 BUSINESS LOUNGE	 OPEN AMPHITHEATRE	 GOLF SIMULATOR	 CAFETERIA	 PARTY LAWN	 YOGA AND MEDITATION ZONE
 CRECHE AND TODDLER ZONE	 CLUB HOUSE ROOF-TOP LOUNGE	 POOL TABLE	 SENIOR CITIZEN CORNER		
 INDOOR GAMES ROOM			 STEAM ROOM		
			 PRIVATE THEATRE		



Artist's Impression

## VISTA PASSAGES FOR UNITS

- NATIONAL PARK VIEW (FOR ABOVE 25 FLOORS)
- 2 BHK ( FLAT NO: 3, 4, 5 & 6 ) SOUTH SIDE CITY VIEW
- 3 BHK (FLAT NO: 7 & 8) E-DECK & CITY VIEW

## APARTMENT FEATURES & USP's

- WIND-DRIVEN VENTILATION
- FRENCH WINDOWS WITH SPACIOUS OUTDOOR DECKS
- KITCHEN WITH UTILITY SPACE
- VASTU-COMPLIANT APARTMENTS
- IMPORTED MARBLE FLOORING FOR LIVING, DINING, MASTER BED & MASTER TOILETS
- SPACIOUS WALK-IN-WARDROBE
- STORE ROOM ALTERNATIVELY CAN BE USED AS POOJA ROOM
- 10'6" FLOOR TO FLOOR HEIGHT
- VDP AND INTERCOM SERVICE

**THE MOST EXQUISITE LANDMARK  
IS READY TO WELCOME YOU**





# EDMONT

KANDIVALI (W)

Site Address: Sheth Edmont, Off M. G. Road, Kandivali (West), Mumbai - 400 067.  
Call: 022 6862 6845

This project is registered with MahaRERA as "Edmont - Aurelia" bearing registration no. P51800053546  
and is available at <https://maharera.mahaonline.gov.in>

[www.ashwinshethgroup.com](http://www.ashwinshethgroup.com)

